

**METROPOLITAN DEVELOPMENT COMMISSION  
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96-AO-3 (G.O. 120, 1996)

**THE INDUSTRIAL ZONING ORDINANCE  
OF  
MARION COUNTY, INDIANA**

**APPENDIX D, PART 1, OF THE CODE  
OF INDIANAPOLIS AND  
MARION COUNTY, INDIANA**

**ADOPTED:**

**METROPOLITAN DEVELOPMENT COMMISSION - June 4, 1996**

**CITY-COUNTY COUNCIL - July 22, 1996**

Department of Metropolitan Development  
Division of Neighborhood Services

# SUMMARY OF SELECTED DEVELOPMENT STANDARDS BY INDUSTRIAL ZONING DISTRICT

DISTRICT	MINIMUM STREET FRONTAGE	MAXIMUM HEIGHT OF BUILDINGS	MINIMUM FRONT YARDS/SETBACK	MINIMUM SIDE OR REAR YARDS/SETBACK	MIN. FRONT TRANSITIONAL YARD	MIN. SIDE/REAR TRANSITIONAL YARD	AMOUNT OF OUTDOOR STORAGE
"S" DIST.							
I-1	75 feet *	40 feet 22 feet #	Building setback: 30 feet from the proposed ROW or 100 feet from center line, whichever is greater (for those streets noted on the Thoroughfare Plan)	30 feet from lot line (buildings only)	100 feet from proposed ROW	50 ft. from lot line	25 % of total GFA of bldgs. and structures
50 feet from the proposed ROW for any other street							
I-2	75 feet *	50 feet 22 feet #	Same as above	Same as above	100 feet from proposed ROW	50 ft. from lot line	25 % of total GFA of bldgs. and structures
I-3	75 feet *	No Limit 35 feet #	Same as above	Same as above	150 feet from proposed ROW	100 ft. from lot line	50 % of total GFA of bldgs. and structures
I-4	75 feet *	No Limit 35 feet #	Same as above	Same as above	200 feet from proposed ROW	150 ft. from lot line	75 % of total GFA of bldgs. and structures (percentage may be exceeded with the grant of a Special Exception)

# SUMMARY OF SELECTED DEVELOPMENT STANDARDS BY INDUSTRIAL ZONING DISTRICT

DISTRICT	MINIMUM STREET FRONTAGE	MAXIMUM HEIGHT OF BUILDINGS	MINIMUM SETBACK	MINIMUM SIDE OR REAR YARDS/SETBACK	MIN. FRONT TRANSITIONAL YARD	MIN. SIDE/REAR TRANSITIONAL YARD	AMOUNT OF OUTDOOR STORAGE
*U* DIST.							
I-1	35 feet *	40 feet 22 feet #	Building setback: 30 feet from the proposed ROW or 100 feet from center line, whichever is greater (for those streets noted on the Thoroughfare Plan)	10 feet from lot line (buildings only)	30 feet from proposed ROW	30 ft. from lot line	25 % of total GFA of bldgs. and structures
20 feet from the proposed ROW for any other street							
I-2	35 feet *	50 feet 22 feet #	Same as above	10 feet from lot line (buildings only)	30 feet from proposed ROW	30 ft. from lot line	25 % of total GFA of bldgs. and structures
I-3	35 feet *	No Limit 35 feet #	Same as above	10 feet from lot line (buildings only)	40 feet from proposed ROW	40 feet from lot line	50 % of total GFA of bldgs. and structures
I-4	35 feet *	No Limit 35 feet #	Same as above	20 feet from lot line (buildings only)	50 feet from proposed ROW	50 feet from lot line	75 % of total GFA of bldgs. and structures (percentage may be exceeded with the grant of a Special Exception)

\* May be eligible for the frontage exception, see Section 2.00 of the ordinance.

# Building heights exceeding this figure not permitted without additional setbacks when abutting a Protected District. See specific section on maximum building height in the applicable section of the ordinance.

GFA = Gross Floor Area

ROW = Right-of-way

**SUMMARY OF EXCEPTIONS TO INDUSTRIAL ZONING ORDINANCE DEVELOPMENT STANDARDS  
TO ASSIST INNER, MID-CITY AND SMALL BUSINESS INDUSTRIAL DEVELOPMENT**

EXCEPTION	WHERE FOUND	BRIEF DESCRIPTION
Established Setback Exception	General Industrial Regulations, Section 2.00, A, 3, b.	A person can build a new building in an older or mid-city area by "lining up" or averaging the setbacks surrounding it. This allows new buildings to be pulled up closer to the street to match surrounding development without need for a variance.
Expansion Along an Existing, Legally Established Noncon-	General Industrial Regulations, Section 2.00, A, 3, c.	A person may expand along a front setback (up to 50% of the length of the building along the front setback) without a variance, even though that front forming Front Setback Line setback does not meet the requirements of the ordinance. *
Expansion Along an Existing, Legally Established Noncon-	General Industrial Regulations, Section 2.00, A, 3, d.	A person may expand along a side setback (up to 50% of the length of that side of the building) without a variance, even though that side setback forming Side Setback Line does not meet the requirements of the ordinance. *
Building or Structural Height Exception	General Industrial Regulations, Section 2.00, A, 5.	Allows several mechanical or structural parts of buildings to exceed the maximum building height permitted by a particular district.
Transitional Yard Exception	The exception is found in each Industrial District's regulations I-1-S: Section 2.02, A, 6, b, (2) I-2-S: Section 2.03, A, 6, b, (2) I-3-S: Section 2.04, A, 6, b, (2) I-4-S: Section 2.05, A, 6, b, (2) I-1-U: Section 2.06, A, 6, b, (2) I-2-U: Section 2.07, A, 6, b, (2) I-3-U: Section 2.08, A, 6, b, (2) I-4-U: Section 2.09, A, 6, b, (2)	Transitional (buffer) yard requirements will not apply where commercial or industrial uses, legally established by variance or lawful nonconforming use, exist upon adjoining ing or abutting property - even though the property is still zoned as a Protected District.
Performance Standards/ Transitional Yard Reduction	The exception is found in the Industrial Ordinance regulations of Section 2.11, E, 3.	Transitional yards may be reduced if additional landscaping treatment, above the ordinance minimum, is provided according to performance standards of the Special Regulations section of the ordinance.

\* = Additional restrictions apply, see applicable section of the Ordinance.

INDUSTRIAL ZONING ORDINANCE  
OF  
MARION COUNTY, INDIANA

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CITY-COUNTY GENERAL ORDINANCE NO. 120, 1996

THE INDUSTRIAL ZONING ORDINANCE

OF

MARION COUNTY, INDIANA

AN ORDINANCE to amend the Code of Indianapolis and Marion County, Appendix D, as amended, the Zoning Ordinance for Marion County, which ordinance includes the Industrial Zoning Ordinance, as amended, and fixing a time when the same shall take effect.

WHEREAS, I.C. 36-7-4 establishes the Metropolitan Development Commission of Marion County, Indiana, as the single planning and zoning authority for Marion County, Indiana, and empowers the Metropolitan Development Commission to approve and recommend to the City-County Council of the City of Indianapolis and of Marion County, Indiana ordinances for the zoning or districting of all lands within the County for the purposes of securing adequate light, air, convenience of access, and safety from fire, flood, and other danger; lessening or avoiding congestion in public ways; promoting the public health, safety, comfort, morals, convenience, and general public welfare; securing the conservation of property values; and securing responsible development and growth; and,

WHEREAS, the Industrial Zoning Ordinance for Marion County, Indiana, 63-AO-4, has been amended but has not been revised substantially in over thirty years; and,

WHEREAS, in the time period since the original adoption of the Industrial Zoning Ordinance, industrial development technology has changed, with many innovations not being allowed in the Industrial Zoning Ordinance; and,

WHEREAS, in the time period since the original adoption of the Industrial Zoning Ordinance for Marion County, Indiana, development patterns and consumer preferences with the County have changed, with these changes also not being reflected in the Industrial Zoning Ordinance; and,

WHEREAS, in the same time period, neighborhood organizations and citizens have grown increasingly concerned over the type and quality of the industrial environment and development occurring in and near their areas; and,

**WHEREAS**, the Metropolitan Development Commission and the City-County Council desire to address the needs of the industrial development community, neighborhood organizations and citizens by preparing an ordinance which meets the long-term need of the City-County as a whole; and,

**WHEREAS**, in preparing such an ordinance, the Metropolitan Development Commission and the City-County Council desire to streamline and consolidate portions of the ordinance to provide clarity and better serve the community;

**NOW, THEREFORE, BE IT ORDAINED BY  
THE CITY-COUNTY COUNCIL OF THE CITY OF INDIANAPOLIS  
AND OF  
MARION COUNTY, INDIANA AS FOLLOWS:**

**SECTION 1.** The Industrial Zoning Ordinance of Marion County, Indiana, Code of Indianapolis and Marion County, Appendix D (adopted under Metropolitan Development Commission Docket Numbers 63-AO-4, 67-AO-7, 73-AO-2, and 80-AO-3, as amended, pursuant to IC 36-7-4) be further amended by deleting the crosshatched language and inserting the under scored language as follows:

**(EDITORIAL NOTE: Language changes have been made for this printed document.)**



CHAPTER I  
ESTABLISHMENT OF INDUSTRIAL ZONING DISTRICTS

SECTION 1.00 ESTABLISHMENT OF INDUSTRIAL ZONING DISTRICTS

The following primary INDUSTRIAL ZONING DISTRICTS for Marion County, Indiana are hereby established, and land within said County zoned to said district classifications shall be designated on the applicable zoning maps by the following zoning district symbols, respectively (which Maps are a part of said Ordinance No. 8-1957 and are hereby incorporated by reference and made a part of this Ordinance):

<u>DISTRICT</u>	<u>INDUSTRIAL ZONING DISTRICT</u>	<u>SYMBOL</u>
RESTRICTED INDUSTRIAL SUBURBAN . . . . .		I-1-S
LIGHT INDUSTRIAL SUBURBAN . . . . .		I-2-S
MEDIUM INDUSTRIAL SUBURBAN . . . . .		I-3-S
HEAVY INDUSTRIAL SUBURBAN . . . . .		I-4-S
RESTRICTED INDUSTRIAL URBAN . . . . .		I-1-U
LIGHT INDUSTRIAL URBAN . . . . .		I-2-U
MEDIUM INDUSTRIAL URBAN . . . . .		I-3-U
HEAVY INDUSTRIAL URBAN . . . . .		I-4-U

CHAPTER II  
INDUSTRIAL ZONING DISTRICT REGULATIONS

SECTION 2.00 GENERAL INDUSTRIAL REGULATIONS

The following regulations shall apply to all land within the INDUSTRIAL ZONING DISTRICTS.

A. APPLICABILITY OF REGULATIONS

After the effective date of this Ordinance:

1. With the exception of legally established nonconforming uses, no land, building, structure, premises or part thereof shall be used or occupied except in conformity with these regulations and for uses permitted by this Ordinance.
2. A lot may be divided into two (2) or more lots, provided that all resulting lots and all buildings thereon shall comply with all the applicable provisions of the Industrial Zoning Ordinance of Marion County. If such a lot, however, is occupied by a nonconforming building, such lot may be subdivided provided such subdivision does not create a new noncompliance or increase the degree of non-compliance of such building.
3. No building, structure, premises or part thereof shall be constructed, erected, converted, enlarged, extended, reconstructed or relocated except in conformity with these regulations and for uses permitted by this Ordinance.
  - a. Restoration of Legally Established Nonconforming Uses, Structures, Buildings

Legally established nonconforming uses and structures or buildings not located in any Flood Control District may be restored to their original

dimensions and conditions if damaged or partially destroyed by fire or other naturally occurring disaster provided the damage or destruction does not exceed two-thirds (2/3) of the gross floor area of the building, structure, or facilities affected.

**b. Established Setback Exception**

In any block in which an existing front yard depth and setback is established (by legally established buildings within a Commercial or Industrial District) for more than twenty-five percent (25%) of the linear frontage of the block (or a distance of four hundred [400] linear feet in either direction, whichever is the lesser), the minimum required front yard depth and setback for any new building or structure, except surface parking lots, shall be the average of such established yards if such dimension is less than the minimum required front setback established by this Ordinance. Provided, however, that in no case shall a building or structure:

- . encroach upon any proposed right-of-way, as determined by The Official Thoroughfare Plan of Marion County, Indiana, unless subject to the provisions of Section 2.11, A.;
- . encroach upon any existing right-of-way; or,
- . encroach into a clear sight triangular area, as required in Section 2.11, C.

**c. Expansion Along an Existing Legally Established Nonconforming Front Setback Line**

The minimum required front setback in any Industrial District for any existing building, having a legally established front setback line which is less than the required front setback of the District, shall be modified to permit expansion of such building along the structure's legally established front setback, provided that:

- (1) only a one time expansion along the legally established nonconforming setback line shall be permitted; and,
- (2) the linear front footage of the expansion does not exceed fifty percent (50%) of the linear front footage of the existing building, and all other requirements of this Ordinance are maintained for the expansion.

Provided, however, that in no case shall a building or structure:

- . encroach upon any proposed right-of-way, as determined by The Official Thoroughfare Plan of Marion County, Indiana, unless subject to the provisions of Section 2.11, A.;
- . encroach upon any existing right-of-way; or,
- . encroach into a clear sight triangular area, as required in Section 2.11, C.

**d. Expansion Along an Existing Legally Established Nonconforming Side Setback Line**

The minimum required side setback in any Industrial District for any existing building, having a legally established side setback line which is less than the required side setback of the District, shall be modified to permit expansion of such building along its legally established nonconforming side setback line between the minimum required front setback line and the minimum required rear setback line provided that:

- (1) only a one time expansion along the legally established setback line shall be permitted; and,

(Section 2.00 General Regulations)

(2) the linear footage of such expansion does not exceed fifty percent (50%) of the linear footage of the building along that side setback line, and all other requirements of this Ordinance are maintained for the expansion; and,

(3) this exception shall not apply to required side transitional yards.

**e. Setback Exception - Canopies, Eaves, Cornices**

Canopies, eaves, cornices or other laterally-supported extensions may extend a maximum of four (4) feet into any required front, side or rear yard or required front, side or rear transitional yard.

**f. Discontinuation of Nonconformity**

The lawful nonconforming use or occupancy of any lot, in an Industrial District, existing at the time of the effective date of this Ordinance, may be continued as a nonconforming use, but if such nonconforming use is discontinued for one (1) year, any future use or occupancy of said land shall be in conformity with the use provisions of this Ordinance.

**4. Industrial Park**

Land uses permitted in an Industrial District established by this Ordinance may be grouped together to create an Industrial Park, subject to all requirements of the District and the Special Exception provisions of Section 2.12. The term Industrial Park is defined in Section 2.13.

**5. Building or Structural Height Exception**

The following exceptions to the maximum vertical height of buildings and structures shall be permitted:

- a. Parapet walls not exceeding two (2) feet in height from the roof line.
- b. Roof structures for the housing of elevators, stairways, air conditioning apparatus, ventilating fans, sky lights, or similar equipment to operate and maintain the building or structure.
- c. Chimneys, flag poles, radio and television antennas, satellite dishes, and other similar structures, not exceeding twenty-five (25) feet in height from the roof line.

**6. Heliports/Helistops.** Landing pads and stations for helicopters and vertical take-off aircraft shall be subject to the following special requirements:

- a. Minimum heliport size shall be two hundred (200) feet by four hundred (400) feet.
- b. No heliport shall be located within two hundred (200) feet of a Protected District.
- c. A clear zone (which no structures shall penetrate) shall be provided. Such clear zone shall be described by a projected imaginary surface, the base of which encompasses the landing area, extends upward and outward at a slope equal to one (1) foot of vertical elevation to eight (8) feet of horizontal distance, and extends to a vertical projection of the heliport boundary.
- d. A clean landing surface shall be provided free of dust, loose gravel, and debris which may be blown about by the downwash of the helicopter's rotors.
- e. The landing area shall be well drained.

(Section 2.00 General Regulations)

- f. If a roof top is used as a landing area, it shall be located on a building not more than four stories or fifty (50) feet in height, whichever is the lesser, and the same obstruction clearance as required under paragraph c. above shall apply.
- g. The minimum setbacks required by this District shall apply to all structures and the landing area associated with such heliport.
- h. A fence or other suitable barrier, not less than three (3) feet in height shall be erected at least seventy-five (75) feet from all landing surfaces.

## **SECTION 2.01 INDUSTRIAL DISTRICTS: PERMITTED USES**

### **A. PERMITTED I-1-S AND I-1-U USES**

The following uses shall be permitted in the I-1-S and I-1-U Districts. All permitted uses located in an I-1-S District shall conform to the I-1-S Development Standards (Section 2.02, A) and I-1-S Performance Standards (Section 2.02, B). All permitted uses in an I-1-U District shall conform to the I-1-U Development Standards (Section 2.06, A) and I-1-U Performance Standards (Section 2.06, B).

1. **AGRICULTURAL USES, BUILDINGS AND STRUCTURES**, including associated dwelling structures.
2. **DATA PROCESSING OR ANALYSIS.**
3. **DAY CARE CENTER**, subject to all State and local requirements for the location and operation of such facility.
4. **DENTAL LABORATORY** (excluding clinic or dental office for individual examinations/treatment).
5. **DISTRIBUTION OPERATION**, (completely enclosed within a building).
6. **ENGINEERING OR RESEARCH LABORATORIES.**
7. **ENGRAVING** (non-retail).
8. **HELIPORTS - LANDING PADS AND STATIONS FOR HELICOPTERS (HELISTOP)**; vertical take-off helipads for helicopter aircraft, as regulated in Section 2.00, A, 6, (including facilities for maintenance of helicopters and accessory uses therefore).
9. **INDUSTRIAL SCHOOLS OR TRAINING FACILITIES.**
10. **MANUFACTURE, ASSEMBLY OR REPAIR of:**
  - a. **APPLIANCES**, light portable household.
  - b. **CLOCKS, WATCHES.**
  - c. **CLOTH PRODUCTS** (from finished cloth - including any type of apparel, curtains, towels, bedding. This entry does not include carpet or rug manufacturing).
  - d. **JEWELRY.**
  - e. **LEATHER PRODUCTS** (from finished leather).
  - f. **LIGHT COMPONENT PARTS OF PRODUCTS.**
  - g. **OPTICAL, OPHTHALMIC GOODS.**
  - h. **PHONOGRAPH, TAPE, COMPACT DISC, OR OTHER AUDIO OR VIDEO PRODUCTS OR EQUIPMENT.**
  - i. **PHOTOGRAPHIC EQUIPMENT.**
  - j. **PRE-MANUFACTURED PARTS, SUBASSEMBLIES, OR COMPONENTS.**
  - k. **RECORDING INSTRUMENTS.**
11. **MINI-WAREHOUSES - SELF STORAGE FACILITY.**

(Section 2.01 Permitted Uses)

12. **OFFICES, IN CONJUNCTION WITH A PERMITTED INDUSTRIAL USE**, attached or detached, and including service facilities for employees or guests. Provided any service facilities shall be wholly within a building and shall have no exterior signs.
13. **OUTDOOR ADVERTISING SIGNS**, subject to the Sign Regulations of Marion County, 71-AO-4, as amended.
14. **RAILROAD OR OTHER MASS TRANSPORTATION RIGHTS-OF-WAY AND TRACKAGE**, including railroad passenger station, off-street turn-around, layover areas for transit vehicles, shelter stations and off-street parking facilities, provided such uses (except operating rights-of-way) do not extend within twenty (20) feet of a Protected District boundary.
15. **WAREHOUSING** (completely enclosed within a building).
16. **WHOLESALE**, any type.
17. **TEMPORARY STRUCTURES INCIDENTAL TO THE DEVELOPMENT OF LAND** or to the erection of structures, provided said temporary structures shall be removed at the termination of development or construction, subject to the additional requirements of Section 2.11, D.
18. **ACCESSORY UTILITY STRUCTURES OR FACILITIES.**
19. **ACCESSORY RECREATION FACILITIES**, indoor or outdoor, provided primarily for the convenience and use of employees of a specific industry or an industrial area as a whole.

**B. PERMITTED I-2-S AND I-2-U USES**

The following uses shall be permitted in the I-2-S and I-2-U Districts. All permitted uses located in an I-2-S District shall conform to the I-2-S Development Standards (Section 2.03, A) and I-2-S Performance Standards (Section 2.03, B). All permitted uses located in an I-2-U District shall conform to the I-2-U Development Standards (Section 2.07, A) and I-2-U Performance Standards (Section 2.07, B).

1. **ANY USE PERMITTED IN THE I-1-S or I-1-U DISTRICTS.**
2. **ANTENNAE OR SUPPORT STRUCTURES FOR: PRIVATE OR COMMERCIAL MOBILE RADIO COMMUNICATIONS, BROADCAST RADIO OR TELEVISION; AND ASSOCIATED EQUIPMENT BUILDINGS, BROADCASTING STUDIOS, OR RADIO OR TELEVISION BUSINESS OFFICES**, subject to the additional provisions of:  
  
Section 2.03, A, 1, d, (I-2-S); Section 2.04, A, 1, d, (I-3-S); Section 2.05, A, 1, b, (I-4-S); Section 2.07, A, 1, d, (I-2-U); Section 2.08, A, 1, d, (I-3-U); Section 2.09, A, 1, b, (I-4-U).
3. **BOTTLING OF ALCOHOLIC OR NON-ALCOHOLIC BEVERAGES.**
4. **CONSTRUCTION COMPANIES, CONTRACTORS, AND HOME REMODELING COMPANIES**, including storage of materials and equipment with accessory offices but not retail commercial activities.
5. **FOOD PRODUCTS** (secondary processing and packaging of food products initially processed off the premises)
6. **MANUFACTURE, ASSEMBLY OR REPAIR of:**
  - a. **BICYCLES, MOTORCYCLES, AND PARTS,**
  - b. **BIOLOGICAL PRODUCTS,**
  - c. **BOTTLED GAS; EQUIPMENT/STORAGE,**

(Section 2.01 Permitted Uses)

- d. CABINETS,
  - e. CARPETS AND RUGS,
  - f. COMPUTERS, COMPUTER EQUIPMENT, OFFICE EQUIPMENT,
  - g. COSMETICS, PERFUMES,
  - h. CUTLERY,
  - i. ELECTRICAL COMPONENTS, MOTORS, AND SUB-ASSEMBLIES,
  - j. ELECTRIC LIGHTING AND WIRING EQUIPMENT,
  - k. ICE OR DRY ICE,
  - l. LABORATORY APPARATUS AND ANALYTICAL OPTICAL MEASURING AND CONTROLLING INSTRUMENTS,
  - m. MATTRESSES,
  - n. MEDICINES,
  - o. MILK/DAIRY PRODUCTS (including processing),
  - p. MUSICAL INSTRUMENTS,
  - q. OFFICE MACHINERY OR EQUIPMENT (electrical or mechanical),
  - r. PAPER BOX AND PAPER PRODUCTS (from finished paper),
  - s. PHARMACEUTICAL PRODUCTS,
  - t. SEARCH, DETECTION, NAVIGATION, GUIDANCE AERONAUTICAL AND NAUTICAL SYSTEMS, INSTRUMENTS, AND EQUIPMENT,
  - u. SIGNS, ELECTRIC, NEON OR OTHER TYPES,
  - v. SPORTING AND ATHLETIC GOODS,
  - w. SURGICAL, MEDICAL AND DENTAL INSTRUMENTS AND SUPPLIES,
  - x. TOOLS AND IMPLEMENTS, electrical or non-electrical,
  - y. TOYS, DOLLS, OR GAMES.
7. PRINTING, PUBLISHING (any type except those primarily engaged in providing photocopying services).
8. UPHOLSTERING SHOPS.
9. I-2-S and I-2-U uses may also include (as accessory or incidental uses thereto) any of the I-3-S and I-3-U District uses specified in Section 2.01, C, (I-3-S or I-3-U uses) provided that:
- a. Not more than twenty-five (25) percent of the gross floor area of the building(s) (excluding that used for offices or storage) is devoted to said I-3-S or I-3-U uses;
  - b. Said I-3-S and I-3-U uses shall conform with all I-2-S or I-2-U Development and Performance Standards; and,
  - c. Adequate operational techniques and safeguards shall be employed to insure performance control of noise, vibration, odor, glare, and heat to achieve operational characteristics consistent with light industry.

**C. PERMITTED I-3-S AND I-3-U USES**

The following uses shall be permitted in the I-3-S and I-3-U Districts. All permitted uses located in an I-3-S District shall conform to the I-3-S Development Standards (Section 2.04, A) and I-3-S Performance Standards (Section 2.04, B). All permitted uses located in an I-3-U District shall conform to the I-3-U Development Standards (Section 2.08, A) and I-3-U Performance Standards (Section 2.08, B).

1. **ANY USE PERMITTED IN THE I-2-S or I-2-U DISTRICTS.**
2. **BAKERY, INDUSTRIAL** (not for direct sale on the premises to household consumers).
3. **CANNING, BOTTLING, PROCESSING, AND PACKAGING OF FOOD.** (Does not include slaughtering of animals or fowl.)
4. **COFFEE ROASTING.**
5. **ELECTRIC TRANSMISSION AND DISTRIBUTION.**
6. **ELECTROPLATING OPERATIONS.**
7. **GRANARIES, GRAIN PROCESSING, MILLING.**
8. **MACHINE SHOP.**
9. **MANUFACTURE, ASSEMBLY OR REPAIR, of:**
  - a. **APPLIANCES, MAJOR HOUSEHOLD: ELECTRIC OR GAS,**
  - b. **BOATS,**
  - c. **CANS OR CONTAINERS,**
  - d. **CERAMIC AND CLAY PRODUCTS,**
  - e. **COLORS, DYES, LACQUERS, PAINTS, VARNISHES AND OTHER COATING,** excluding tar products,
  - f. **COMMUNICATION EQUIPMENT,**
  - g. **CONSTRUCTION EQUIPMENT AND MACHINERY,**
  - h. **ELEVATORS,**
  - i. **FABRICATED STRUCTURAL METAL PRODUCTS,**
  - j. **GLASS OR GLASS PRODUCTS,**
  - k. **FURNITURE** (office or household - including partitions, shelving and store fixtures),
  - l. **MACHINERY AND MACHINERY COMPONENTS,**
  - m. **MALT PRODUCTS, BREWING AND DISTILLATION OF LIQUOR AND SPIRITS,**
  - n. **MARINE EQUIPMENT,**
  - o. **MOTOR VEHICLES,**
  - p. **NATURAL GAS TRANSMISSION AND DISTRIBUTION,**
  - q. **OLEOMARGARINE,**
  - r. **PAPER,**



(Section 2.01 Permitted Uses)

- s. SCREW MACHINE PRODUCTS, BOLTS, NUTS, RIVET AND WASHERS,
  - t. STARCH,
  - u. TEXTILES/TEXTILE MILL PRODUCTS,
  - v. TOBACCO PRODUCTS,
- 10. MOTOR TRUCK TERMINALS less than ten (10) acres in total area and subject to the regulations of Section 2.04, A, 1, e, (I-3-S) or Section 2.08, A, 1, e, (I-3-U).
  - 11. POWER PLANT; ELECTRIC, STEAM, THERMAL.
  - 12. PROPANE GAS STORAGE.
  - 13. RECYCLING FACILITY (does not include automotive or construction material recycling).
  - 14. REFRIGERATION AND SERVICE INDUSTRY MACHINERY.
  - 15. ROLLING OR EXTRUDING OF METAL.
  - 16. SAND BLASTING.
  - 17. STAMPING AND FABRICATING METAL SHOPS USING PRESS, BRAKES AND ROLLS.
  - 18. STORAGE OF HEAVY EQUIPMENT (as a primary use).
  - 19. TOOL AND DIE SHOP.
  - 20. TRANSMISSION RECONDITIONING.
  - 21. VEHICLE STORAGE (NEW OR OPERABLE ONLY)
  - 22. WELDING SHOPS.
  - 23. I-3-S and I-3-U uses may also include (as accessory or incidental uses thereto) any of the I-4-S and I-4-U District uses specified in Section 2.01, D provided that:
    - a. Not more than twenty-five (25) percent of the gross floor area of the building(s) (excluding that used for offices or storage) is devoted to said I-4-S or I-4-U uses;
    - b. Said I-4-S and I-4-U uses shall conform with all I-3-S or I-3-U Development and Performance Standards; and,
    - c. Adequate operational techniques and safeguards shall be employed to insure performance control of noise, vibration, odor, glare, and heat to achieve operational characteristics consistent with medium industry.

**D. PERMITTED I-4-S AND I-4-U USES**

**1. PERMITTED I-4-S AND I-4-U USES WITHOUT A SPECIAL EXCEPTION**

The following uses shall be permitted in the I-4-S and I-4-U Districts. All permitted uses located in an I-4-S District shall conform to the I-4-S Development Standards (Section 2.05, A) and I-4-S Performance Standards (Section 2.05, B). All permitted uses located in an I-4-U District shall conform to the I-4-U Development Standards (Section 2.09, A) and I-4-U Performance Standards (Section 2.09, B).

(Section 2.01 Permitted Uses)

- a. ANY USE PERMITTED IN THE I-3-S AND I-3-U DISTRICTS.
- b. ABRASIVE, ASBESTOS, METALLIC AND NONMETALLIC MINERAL PRODUCTS.
- c. BATCHING PLANT.
- d. CONCRETE MIXING; PRODUCTION OF CONCRETE BLOCKS AND SHAPES, CINDER BLOCKS AND OTHER SIMILAR BUILDING MATERIALS MANUFACTURE.
- e. CONSTRUCTION MACHINERY AND EQUIPMENT, (manufacture, storage or repair).
- f. ENGINES AND TURBINES, (manufacture, storage or repair).
- g. FARM MACHINERY AND EQUIPMENT, (manufacture, storage or repair).
- h. LUMBER YARDS.
- i. MANUFACTURE OF:
  - (1) BOILER TANKS,
  - (2) DETERGENTS AND SOAPS,
  - (3) RAILROAD EQUIPMENT, including repair and servicing,
  - (4) RUBBER, RUBBER PRODUCTS,
  - (5) STRUCTURAL STEEL FABRICATION,
  - (6) TIRES AND INNER TUBES,
- j. MOTOR TRUCK TERMINALS, any acreage, subject to the regulations of Section 2.05, A, 1, c, (I-4-S) or Section 2.09, A, 1, c, (I-4-U).
- k. OIL OR GAS BULK STORAGE.
- l. PREFABRICATED WOOD BUILDINGS OR STRUCTURAL MEMBERS, (manufacture or storage).
- m. PROCESSING OF FOREST PRODUCTS SUCH AS, BUT NOT LIMITED TO, VENEER MILLS, PLANING MILLS, SAW MILLS, MILL WORK, WOOD PALLETS AND SKIDS.
- n. RAILROAD EQUIPMENT, (manufacture, storage or repair).
- o. TIRE RECAPPING.
- p. UTILITY POLE YARDS AND PIPE YARDS.

**2. I-4-S AND I-4-U USES PERMITTED BY SPECIAL EXCEPTION**

In addition, the following uses shall be permitted in the I-4-S AND I-4-U DISTRICTS by SPECIAL EXCEPTION ONLY, upon the grant of a SPECIAL EXCEPTION by the Metropolitan Board of Zoning Appeals as set forth in Section 2.12. These uses shall conform to the I-4-S Development Standards (Section 2.05, A); I-4-S Performance Standards (Section 2.05, B); or I-4-U Development Standards (Section 2.09, A) and I-4-U Performance Standards (Section 2.09, B); as well as all requirements set forth in Section 2.12 and all conditions attached to the grant of such Special Exception by the Metropolitan Board of Zoning Appeals - in case of conflict, the more restrictive standards or requirements shall prevail.

- a. BULK STORAGE OF PETROLEUM PRODUCTS.
- b. COKE OVENS, BLAST FURNACES, STEEL AND IRON PRODUCTION.

(Section 2.01 Permitted Uses)

- c. FAT RENDERING.
- d. FOUNDRIES.
- e. LEATHER CURING AND TANNING.
- f. MANUFACTURE OF:
  - (1) BATTERIES, STORAGE OR PRIMARY BATTERIES, WET OR DRY,
  - (2) CEMENT, LIME AND GYPSUM,
  - (3) CHEMICALS AND GASES,
  - (4) CREOSOTE, including treatment,
  - (5) EXPLOSIVES, MATCHES, AND FIREWORKS,
  - (6) FERTILIZER,
  - (7) OIL, including refining or processing,
  - (8) PLASTIC MATERIALS AND SYNTHETIC RESIN,
  - (9) SMELTING (PRIMARY) AND REFINING OF NONFERROUS METALS,
  - (10) TAR, TAR PAPER AND TAR PRODUCTS - MANUFACTURING OR PROCESSING,
- g. OPEN HEARTHS AND BLAST FURNACES.
- h. PRODUCTION OF EMULSIFIED ASPHALT AND PREPARATION OF ASPHALTIC CONCRETE PAVING MATERIAL.
- i. SAND, GRAVEL OR AGGREGATE WASHING, SCREENING OR PROCESSING (NOT INCLUDING MINING OR DREDGING).
- j. SCRAP METAL, JUNK OR SALVAGE STORAGE OR OPERATION, OPEN OR ENCLOSED, including automobile or truck wrecking or recycling, construction materials recycling, or similar uses.
- k. SLAUGHTERING OR MEAT PACKING.
- l. STOCK YARDS FOR SHIPPING, HOLDING AND THE SALE OF ANIMALS.
- m. VEHICLE STORAGE (WRECKED OR INOPERABLE).
- n. VEHICLE WRECKING AND SALVAGE OPERATION, SHREDDER.
- o. WRECKER SERVICE.
- p. ANY SIMILAR USE REQUIRING OUTSIDE STORAGE.

## SECTION 2.02 I-1-S RESTRICTED INDUSTRIAL SUBURBAN DISTRICT

### STATEMENT OF PURPOSE:

This district is designed for those industries which carry on their entire operation within a completely enclosed building in such a manner that no nuisance factor is created or emitted outside an enclosed building. No storage of raw materials, manufactured products, or any other materials is permitted in the non-screened open space around the buildings. Loading and unloading berths are completely enclosed or shielded by a solid screening. This district has strict controls on the intensity of land use providing protection of each industry from the encroachment of other industries. It is usually located adjacent to Protected Districts and may serve as a buffer between heavier industrial districts and business or Protected Districts.

### A. I-1-S DEVELOPMENT STANDARDS

#### 1. USE

- a. **ENCLOSED OPERATIONS.** All operations, servicing or processing (except storage and off-street loading) shall be conducted within completely enclosed buildings.
- b. **OUTSIDE STORAGE.** All storage of materials or products shall be:
  - (1) within completely enclosed buildings, or
  - (2) effectively contained by a chain link, solid, lattice or similar type fence or wall, with ornamental, non-solid, chain link or similar type entrance and exit gates. (Canvas may be attached to gates for effective screening.) The height of said fence or wall shall be at least six (6) feet and shall not exceed ten (10) feet. Said fence or wall shall be surrounded by trees or an evergreen hedge of a height not less than the height of said fence or wall, to be planted following the provisions for landscaping and screening of required transitional yards of Section 2.11, E, 2. The storage of materials or products within the enclosure may not exceed the height of the fence.
- c. **OUTSIDE STORAGE AREA LIMITATION.**
  - (1) Total area of outside storage shall not exceed twenty-five (25) percent of the total gross floor area of enclosed structures and buildings.
  - (2) Trash containers. Within one hundred (100) feet, measured in any direction (see Section 2.13, Diagram H), of a Protected District, trash containers exceeding forty-eight (48) cubic feet shall:
    - i. be completely screened on at least three (3) sides within a solid-walled or fenced stall not less than six (6) feet in height. The open side of the stall, if applicable, shall not face any Protected District, nor shall it be viewed from any street frontage; and,
    - ii. be located behind the established front building line; and,
    - iii. not be located within a required yard or required transitional yard unless located within a parking area which is permitted in a required yard.

(Section 2.02 I-1-S District)

Exception:

This provision shall not apply if the trash container is visibly obstructed from a Protected District by an intervening building or structure on the lot, even though the trash container is located within one hundred (100) feet of a Protected District.

2. **REQUIRED MINIMUM STREET FRONTAGE** Each lot or industrial park shall have at least seventy-five (75) feet of frontage on a street right-of-way and shall gain access from said street frontage.
3. **REQUIRED MINIMUM FRONT YARDS, MINIMUM FRONT SETBACK** The setback requirements of Section 2.11, A, shall be provided along all street right-of-way lines, unless subject to the Established Setback provisions of Section 2.00, A, 3, b or c.
4. **REQUIRED MINIMUM SIDE YARDS, MINIMUM SIDE SETBACK** A side building setback of not less than thirty (30) feet in depth, measured from and paralleling the lot line, shall be provided unless subject to additional transitional yard requirements of Section 2.02, A, 6 or 8.  
  
Provided, however, if the side lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of Section 2.02, A, 6.
5. **REQUIRED MINIMUM REAR YARD, MINIMUM REAR SETBACK** A rear building setback of not less than thirty (30) feet in depth, measured from and paralleling the lot line, shall be provided unless subject to the additional transitional yard requirements of Section 2.02, A, 6 or 8.  
  
Provided, however, if the rear lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yard of Section 2.02, A, 6.
6. **REQUIRED TRANSITIONAL YARDS, MINIMUM SETBACKS** Minimum front, side and rear transitional yards and setbacks - Yards fronting upon or abutting a Protected District are subject to the requirements of Section 2.02, A, 7 or 8 in addition to the following requirements:
  - a. Where a front yard abuts a street on the opposite side of which is a Protected District, a minimum required front transitional yard and setback of not less than one hundred (100) feet, measured from and paralleling the proposed right-of-way line of the street, shall be provided unless subject to the regulations of Section 2.00, A, 3, b, c, or d. In the case where a proposed right-of-way does not exist or where the existing right-of-way is greater, the existing right-of-way line shall be used for the setback measurement.
  - b. Where a side or rear lot line abuts a lot line in an adjacent Protected District, a required side or rear transitional yard and setback of not less than fifty (50) feet in depth, measured from and paralleling the lot line, shall be provided along such side or rear lot line.  
Provided, however, additional front, side or rear setback distances for transitional yards, as specified in Section 2.02, A, 8, shall be required to permit building

(Section 2.02 I-1-S District)

heights exceeding twenty-two (22) feet to a maximum height of forty (40) feet (See Section 2.13, Diagram A).

Exceptions:

- (1) Front, side or rear setback distances for transitional yards may be modified by utilizing the landscape performance standards of Section 2.11, E.
- (2) The transitional yard requirements of Section 2.02, A, 6 shall not apply in those instances where a commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon such adjoining property or abutting frontage property, although zoned as a Protected District.

7. **USE OF  
REQUIRED YARDS  
AND REQUIRED  
TRANSITIONAL YARDS**

All required transitional yards shall be subject to the requirements of Section 2.11, E and shall remain as open space free from structures except where expressly permitted by this Ordinance.

a. Required front yards may include:

- (1) Pedestrian walks, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and,
- (2) Off-street parking areas and associated maneuvering areas not exceeding ten (10) per cent of the total area of the required front yard and subject to the off-street parking regulations of Section 2.10.
- (3) Driveways, provided they are not located within twenty (20) feet of a lot line abutting a Protected District.

b. Required side and rear yards may include:

- (1) Pedestrian walks, interior access driveways, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and,
- (2) Off-street parking and loading areas, subject to the off-street parking and loading regulations of Section 2.10.
- (3) Driveways and interior access drives.

c. Required front, side or rear transitional yards:

- (1) may include pedestrian walks, driveways, interior access driveways, flag poles, fences, screening walls and similar appurtenant structures; and,
- (2) shall not include parking or loading areas, interior access drives, or outdoor display or storage areas.

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8. **MAXIMUM HEIGHT OF BUILDINGS AND STRUCTURES** Forty (40) feet, subject to the exception noted in Section 2.00, A, 5.  
Provided, however, along any required front, side or rear transitional yard, the maximum vertical height shall be:
- Twenty-two (22) feet; or,
  - Forty (40) feet if for each foot of height in excess of twenty-two (22) feet, to an absolute maximum height of forty (40) feet, one (1) additional foot setback shall be provided beyond such adjacent required front, side or rear transitional yard setback line for each foot of building or structural height above twenty-two (22) feet (See Section 2.13, Diagram A).
  - the height of signs and sign structures shall comply with the Sign Regulations of Marion County, Indiana, 71-A0-4, as amended.
9. **SIGNS** Signs and sign structures shall comply with The Sign Regulations of Marion County, Indiana, 71-A0-4, as amended.
10. **OFF-STREET PARKING** Off-street parking facilities shall be provided in accordance with the off-street parking regulations of Section 2.10.
11. **OFF-STREET LOADING** Off-street loading facilities shall be provided in accordance with the off-street loading regulations of Section 2.10.
12. **ADDITIONAL DEVELOPMENT REQUIREMENTS** Site and landscape plans, street requirements, recycling containers, temporary use structures or buildings, or screening, landscaping and grounds maintenance, shall be in accordance with Section 2.11.
- B. **PERFORMANCE STANDARDS**
1. **NOISE, VIBRATION, ODOR, GLARE, HEAT** In no case shall production or operational noise, vibration, odor, glare, or intense heat be permitted to escape beyond the lot lines.
2. **SMOKE, PARTICULATE MATTER, NOXIOUS MATERIALS** The emission of smoke, particulate matter, or noxious or toxic gases shall conform to the standards and regulations of Chapter Four of the Municipal Code of the City of Indianapolis, Indiana. The standards and regulations noted in Chapter Four of the Municipal Code of the City of Indianapolis for the emission of smoke, particulate matter, or noxious or toxic gases are hereby incorporated by reference and made a part hereof.
3. **FIRE AND EXPLOSIVE HAZARDS** The storage, utilization or manufacture of all products or materials shall conform to the standards prescribed by the National Fire Protection Association. The standards prescribed by the National Fire Protection Association for the storage, utilization or manufacture of all products or material are hereby incorporated by reference and made a part hereof. Such storage, utilization or manufacturing shall not produce a hazard or endanger the public health, safety or welfare.
4. **DISCHARGE OF WASTE MATTER AND STORM DRAIN-AGE** No use shall accumulate or discharge beyond the lot lines any waste matter, whether liquid or solid, in violation of the applicable standards and regulations of the Health and Hospital Corporation of Marion County, Indiana; the Indiana State Board of Health; the Indiana Department of Environmental Management; or in such a manner as to endanger the public health, safety or welfare; or cause injury to property.

(Section 2.02 I-1-S District)

Prior to Improvement Location Permit issuance for any industrial use:

- a. plans and specifications for proposed sewage disposal facilities and industrial waste treatment and disposal facilities, shall be submitted to and written approval obtained from:
  - (1) Construction of public facilities - the Indiana Department of Environmental Management and the City of Indianapolis, Division of Permits ; or,
  - (2) Private sewage disposal systems - the Indiana State Board of Health and the Health and Hospital Corporation of Marion County, Indiana;
- b. written approval of proposed connection to a public sewer shall be obtained from the City of Indianapolis, Division of Permits; and,
- c. plans and specifications for proposed storm drainage facilities shall be submitted to and written approval obtained from the City of Indianapolis, Division of Permits.



## SECTION 2.03 I-2-S LIGHT INDUSTRIAL SUBURBAN DISTRICT

### STATEMENT OF PURPOSE

This district is designed for those industries that typically do not create objectionable characteristics (such as dirt, noise, glare, heat, odor, etc.) which extend beyond the lot lines. Outdoor operations and storage are completely screened if adjacent to Protected Districts, and are limited throughout the district to a percentage of the total operation. Wherever possible, this district is located between a Protected District and a heavier industrial area to serve as a buffer.

### A. I-2-S DEVELOPMENT STANDARDS

#### 1. USE

- a. **ENCLOSED OPERATIONS.** All operations, servicing or processing located within five hundred (500) feet of a Protected District boundary (except storage and off-street loading) shall be conducted within completely enclosed buildings.
- b. **OUTSIDE STORAGE.** All storage of materials or products within five hundred (500) feet of Protected District boundary shall be:
  - (1) within completely enclosed buildings, or
  - (2) effectively contained by a chain link, solid, lattice or similar type fence or wall, with ornamental, non-solid, chain link or similar type entrance and exit gates. (Canvas may be attached to gates for effective screening.) The height of said fence or wall shall be at least six (6) feet and shall not exceed ten (10) feet. Said fence or wall shall be surrounded by trees or an evergreen hedge of a height not less than the height of said fence or wall, to be planted following the provisions for landscaping and screening of required transitional yards of Section 2.11, E, 2. The storage of materials or products within the enclosure may not exceed the height of the fence.
- c. **OUTSIDE OPERATIONS AND STORAGE AREA LIMITATION.**
  - (1) In no case shall the total area of outside operations and storage exceed twenty-five (25) percent of the total gross floor area of enclosed structures and buildings.
  - (2) **Trash containers.** Within one hundred (100) feet, measured in any direction (see Section 2.13, Diagram H), of a Protected District, trash containers exceeding forty-eight (48) cubic feet shall:
    - i. be completely screened on at least three (3) sides within a solid-walled or fenced stall not less than six (6) feet in height. The open side of the stall, if applicable, shall not face any Protected District, nor shall it be viewed from any street frontage; and,
    - ii. be located behind the established front building line; and,
    - iii. not be located within a required yard or required transitional yard unless located within a parking area which is permitted in a required yard.

Exception:

This provision shall not apply if the trash container is visibly obstructed from a Protected District by an

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intervening building or structure on the lot, even though the trash container is located within one hundred (100) feet of a Protected District.

- d. PRIVATE OR COMMERCIAL MOBILE RADIO COMMUNICATIONS, RADIO OR TELEVISION ANTENNAE. Towers or antennae shall be subject to the following regulations:

(1) There shall be no height limitation, except conformity with all requirements and limitations of the Airport District Zoning Ordinance of Marion County, Indiana, 94-AO-2, as amended.

(2) Any guy anchorages shall be set back at least thirty (30) feet from any lot line.

2. **REQUIRED MINIMUM STREET FRONTAGE** Each lot or industrial park shall have at least seventy-five (75) feet of frontage on a street right-of-way and shall gain access from said street frontage.
3. **REQUIRED MINIMUM FRONT YARDS, MINIMUM FRONT SETBACK** The setback requirements of Section 2.11, A, shall be provided along all street right-of-way lines, unless subject to the Established Setback provisions of Section 2.00, A, 3, b or c.
4. **REQUIRED MINIMUM SIDE YARDS, MINIMUM SIDE SETBACKS** A side building setback of not less than thirty (30) feet in depth, measured from and paralleling the lot line, shall be provided, unless subject to the additional transitional yard requirements of Section 2.03, A, 6 or 8.
- Provided, however, if the side lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of Section 2.03, A, 6.
5. **REQUIRED MINIMUM REAR YARD, MINIMUM REAR SETBACK** A rear building setback of not less than thirty (30) feet in depth, measured from and paralleling the lot line, shall be provided unless subject to the additional transitional yard requirements of Section 2.03, A, 6 or 8.
- Provided, however, if the rear lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut railroad right-of-way, unless subject to requirement for transitional yards of Section 2.03, A, 6.
6. **REQUIRED TRANSITIONAL YARDS, MINIMUM SETBACKS** Minimum front, side and rear transitional yards and setbacks - Yards fronting upon or abutting a Protected District are subject to the requirements of Section 2.03, A, 7 or 8 in addition to the following requirements:
- a. Where a front yard abuts a street on the opposite side of which is a Protected District, a minimum required front transitional yard and setback of not less than one hundred (100) feet, measured from and paralleling the proposed right-of-way line of the street, shall be provided, unless subject to the regulations of Section 2.00, A, 3, b, c, or d. In the case where a proposed right-of-way does not exist or where the existing right-of-way line is greater, the existing right-of-way line shall be used for the setback measurement.
- b. Where a side or rear lot line abuts a lot line in an adjacent Protected District, a required side or rear transitional yard and setback of not less than fifty (50)

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feet in depth, measured from and paralleling the lot line, shall be provided along such side or rear lot line.

Provided, however, additional front, side or rear setback distances for transitional yards, as specified in Section 2.03, A, 8, shall be required to permit building heights exceeding twenty-two (22) feet to a maximum height of fifty (50) feet (See Section 2.13, Diagram A).

Exceptions:

- (1) Front, side or rear setback distances for transitional yards may be modified by utilizing the landscape performance standards of Section 2.11, E.
- (2) The transitional yards requirements of Section 2.03, A, 6 shall not apply in those instances where a commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon such adjoining property of abutting frontage property, although zoned as a Protected District.

**7. USE OF REQUIRED YARDS AND REQUIRED TRANSITIONAL YARDS**

All required transitional yards shall be subject to the requirements of Section 2.11, E and shall remain as open space free from structures except where expressly permitted by this ordinance.

a. Required front yards may include:

- (1) Pedestrian walks, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and,
- (2) Off-street parking areas and associated maneuvering areas not exceeding ten (10) percent of the total area of the required front yard and subject to the off-street parking regulations of Section 2.10.
- (3) Driveways, provided they are not located within twenty (20) feet of a lot line abutting a Protected District.

b. Required side and rear yards may include:

- (1) pedestrian walks, interior access driveways, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and,
- (2) Off-street parking and loading areas, subject to the off-street parking and loading regulations of Section 2.10.
- (3) Driveways and interior access drives.

c. Required front, side or rear transitional yards:

- (1) may include pedestrian walks, driveways, interior access driveways, flag poles, fences, screening walls and similar appurtenant structures; and,
- (2) shall not include parking or loading areas, interior access drives, or outdoor display or storage areas.

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8. **MAXIMUM HEIGHT OF BUILDINGS AND STRUCTURES** Fifty (50) feet, subject to the exceptions noted in Section 2.00, A, 5.  
Provided, however, along any required front, side or rear transitional yard, the maximum vertical height shall be:
- Twenty-two (22) feet; or,
  - Fifty (50) feet if for each foot of height in excess of twenty-two (22) feet, to an absolute maximum height of fifty (50) feet, one (one) additional foot setback shall be provided beyond such adjacent required front, side or rear transitional yard setback line for each foot of building or structural height above twenty-two (22) feet (See Section 2.13, Diagram A).
  - the height of signs and sign structures shall comply with the Sign Regulations of Marion County, Indiana, 71-A0-4, as amended.
9. **SIGNS** Signs and sign structures shall comply with The Sign Regulations of Marion County, Indiana, 71-A0-4, as amended.
10. **OFF-STREET PARKING** Off-street parking facilities shall be provided in accordance with the off-street parking regulations of Section 2.10.
11. **OFF-STREET LOADING** Off-street loading facilities shall be provided in accordance with the off-street loading regulations of Section 2.10.
12. **ADDITIONAL DEVELOPMENT REQUIREMENTS** Site and landscape plans, street requirements, recycling containers, temporary use structures or buildings, or screening, landscaping and grounds maintenance, shall be in accordance with Section 2.11.
- B. PERFORMANCE STANDARDS**
- SMOKE, PARTICULATE MATTER, NOXIOUS MATERIALS** The emission of smoke, particulate matter, or noxious or toxic gases shall conform to the standards and regulations of Chapter Four of the Municipal Code of the City of Indianapolis, Indiana. The standards and regulations noted in Chapter Four of the Municipal Code of the City of Indianapolis for the emission of smoke, particulate matter, or noxious or toxic gases are hereby incorporated by reference and made part hereof.
  - VIBRATION** No use shall cause earth vibrations or concussions beyond the lot lines, endangering the public health, safety or welfare, or causing injury to property.
  - ODOR** No use shall emit across the lot lines odorous matter in such quantities as to endanger the public health, safety or welfare, or cause injury to property.
  - NOISE** No use shall emit sound beyond the lot lines in such a manner or intensity as to endanger the public health, safety or welfare, or cause injury to property.
  - GLARE AND HEAT** No use shall produce heat or glare of such intensity beyond the lot lines as to endanger the public health, safety or welfare, or cause injury to property.

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6. FIRE AND  
EXPLOSIVE  
HAZARDS

The storage, utilization or manufacture of all products or materials shall conform to the standards prescribed by the National Fire Protection Association. The standards prescribed by the National Fire Protection Association for the storage, utilization or manufacture of all products or material are hereby incorporated by reference made a part hereof. Such storage, utilization or manufacturing shall not produce a hazard or endanger the public health, safety or welfare.

7. DISCHARGE  
OF WASTE  
MATTER  
AND STORM  
DRAINAGE

No use shall accumulate or discharge beyond lot lines any waste matter, whether liquid or solid, in violation of the applicable standards and regulations of the Health and Hospital Corporation of Marion County, Indiana; the Indiana State Board of Health; the Indiana Department of Environmental Management; or in such a manner as to endanger the public health, safety or welfare, or cause injury to property.

Prior to Improvement Location Permit issuance for any industrial use:

- a. plans and specifications for proposed sewage disposal facilities and industrial waste treatment and disposal facilities shall be submitted to and written approval obtained from:
  - (1) Construction of public facilities - the Indiana Department of Environmental Management and the City of Indianapolis, Division of Permits; or,
  - (2) Private sewage disposal systems - the Indiana State Board of Health and the Health and Hospital Corporation of Marion County, Indiana;
- b. written approval of proposed connection to a public sewer shall be obtained from the City of Indianapolis, Division of Permits; and,
- c. plans and specifications for proposed storm drainage facilities shall be submitted to and written approval obtained from the City of Indianapolis, Division of Permits.

**SECTION 2.04 I-3-S MEDIUM INDUSTRIAL SUBURBAN DISTRICT**

**STATEMENT OF PURPOSE**

This district is designed as an intermediate district for industries which are heavier in character than those permitted in the Light Industrial Suburban District but which are not of the heaviest industrial types. Because of the nature of these industries, that district is located away from Protected Districts and buffered by lighter industrial districts. Where this district abuts Protected Districts, setbacks are large and enclosure of activities and storage is required.

**A. I-3-S DEVELOPMENT STANDARDS**

1. **USE**
  - a. **ENCLOSED OPERATIONS.** All operations, servicing or processing located within five hundred (500) feet of a Protected District boundary (except storage and off-street loading) shall be conducted within completely enclosed buildings.
  - b. **OUTSIDE STORAGE.** All storage of materials or products within five hundred (500) feet of a Protected District boundary shall be:
    - (1) within completely enclosed buildings, or
    - (2) effectively contained by a chain link, solid, lattice or similar type fence or wall (with ornamental, non-solid, chain link or similar type entrance and exit gates). (Canvas may be attached to gates for effective screening.) The height of said fence or wall shall be at least six (6) feet and shall not exceed ten (10) feet. Said fence or wall shall be surrounded trees or an evergreen hedge of a height not less than the height of the fence or wall, to be planted following the provisions for landscaping and screening of required transitional yards of Section 2.11, E, 2. The storage of materials or products within the enclosure may not exceed the height of the fence.
  - c. **OUTSIDE OPERATIONS AND STORAGE AREA LIMITATION.**
    - (1) In no case shall the total area of outside operations and storage exceed fifty (50) percent of the total gross floor area of enclosed structures and buildings.
    - (2) **Trash containers.** Within one hundred (100) feet, measured in any direction (see Section 2.13, Diagram H), of a Protected District, trash containers exceeding forty-eight (48) cubic feet shall:
      - i. be completely screened on at least three (3) sides within a solid-walled or fenced stall not less than six (6) feet in height. The open side of the stall, if applicable, shall not face any Protected District, nor shall it be viewed from any street frontage; and,
      - ii. be located behind the established front building line; and,

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- iii. not be located within a required yard or required transitional yard unless located within a parking area which is permitted in a required yard.

Exception:

This provision shall not apply if the trash container is visibly obstructed from a Protected District by an intervening building or structure on the lot, even though the trash container is located within one hundred (100) feet of a Protected District.

- d. PRIVATE OR COMMERCIAL MOBILE RADIO COMMUNICATIONS, RADIO OR TELEVISION ANTENNAE. Towers or antennae shall be subject to the following regulations:

- (1) There shall be no height limitation, except conformity with all requirements and limitations of the Airport District Zoning Ordinance of Marion County, Indiana, 94-A0-2, as amended.

- (2) Any guy anchorages shall be set back at least thirty (30) feet from any lot line.

- e. MOTOR TRUCK TERMINALS. Motor truck terminals shall be subject to the following exception:

The parking of trucks or trailers shall not be defined or construed as outside storage in computing permitted outside storage and operations within this District.

2. **REQUIRED MINIMUM STREET FRONTAGE**

Each lot or industrial park shall have at least seventy-five (75) feet of frontage on a street right-of-way and shall gain access from said street frontage.

3. **REQUIRED MINIMUM FRONT YARDS, MINIMUM FRONT SETBACK**

The setback requirements of Section 2.11, A, shall be provided along all street right-of-way lines, unless subject to the Established Setback provisions of Section 2.00, A, 3, b or c.

4. **REQUIRED MINIMUM SIDE YARDS, MINIMUM SIDE SETBACKS**

A side building setback of not less than thirty (30) feet in depth, measured from and paralleling the lot line, shall be provided, unless subject to the additional transitional yard requirements of Section 2.04, A, 6 or 8.

Provided, however, if the side lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of Section 2.04, A, 6.

5. **REQUIRED MINIMUM REAR YARD, MINIMUM REAR SETBACK**

A rear building setback of not less than thirty (30) feet in depth, measured from and paralleling the lot line, shall be provided, unless subject to the additional transitional yard requirements of Section 2.04, A, 6 or 8.

Provided, however, if the rear lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of Section 2.04, A, 6.

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6. **REQUIRED  
TRANSITIONAL  
YARDS, MINIMUM  
SETBACKS**

Minimum front, side and rear transitional yards and setbacks - Yards fronting upon or abutting a Protected District are subject to the requirements of Section 2.04, A, 7 and 8 in addition to the following requirements:

- a. Where a front yard abuts a street on the opposite side of which is a Protected District, a minimum required front transitional yard and setback of not less than one hundred fifty (150) feet, measured from and paralleling the proposed right-of-way line of the street, shall be provided, unless subject to the regulations of Section 2.00, A, 3, b, c, or e. In the case where a proposed right-of-way does not exist or where the existing right-of-way line is greater, the existing right-of-way line shall be used for the setback measurements.
- b. Where a side or rear lot line abuts a lot line in an adjacent Protected District, a required side or rear transitional yard and setback of not less than one hundred (100) feet in depth, measured from and paralleling the lot line, shall be provided along such side or rear lot line.

Provided, however, additional front, side or rear setback distances for transitional yards, as specified in Section 2.04, A, 8, shall be required to permit building heights exceeding thirty-five (35) feet (See Section 2.13, Diagram A).

Exceptions:

- (1) Front, side or rear setback distances for transitional yards may be modified by utilizing the landscape performance standards of Section 2.11, E.
- (2) The transitional yard requirements of Section 2.04, A, 6 shall not apply in those instances where a commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon such adjoining property or abutting frontage property, although zoned as a Protected District.

7. **USE OF REQUIRED  
YARDS AND RE-  
QUIRED TRANSI-  
TIONAL YARDS**

All required transitional yards shall be subject to the requirements of Section 2.11, E and shall remain as open space free from structures except where expressly permitted by this ordinance.

a. Required front yards may include:

- (1) Pedestrian walks, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and,
- (2) Off-street parking areas not exceeding ten (10) percent of the total area of the required front yard and subject to the off-street parking regulations of Section 2.10.
- (3) Driveways, provided they are not located within twenty (20) feet of a lot line abutting a District.



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b. Required side and rear yards may include:

- (1) pedestrian walks, interior access driveways, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and,
- (2) Off-street parking and loading areas, subject to the off-street parking and loading regulations of Section 2.10.
- (3) Driveways and interior access drives.

c. Required front, side or rear transitional yards:

- (1) may include pedestrian walks, driveways, interior access driveways, flag poles, fences, screening walls and similar appurtenant structures; and,
- (2) shall not include parking or loading areas, interior access drives, or outdoor display or storage areas.

**8. MAXIMUM HEIGHT OF BUILDINGS AND STRUCTURES**

Along any required front, side, or rear transitional yard, the maximum vertical height shall be:

- a. Thirty-five (35) feet; or
- b. For each foot of height in excess of thirty-five (35) feet, one (1) additional foot setback shall be provided beyond such adjacent required front, side or rear transitional yard setback line for each foot of building or structural height above thirty-five (35) feet (See Section 2.13, Diagram A).

Subsections a. and b. above are subject to the exceptions noted in Section 2.00 A, 5.

- c. the height of signs and sign structures shall comply with the Sign Regulations of Marion County, Indiana 71-A0-4, as amended.

**9. SIGNS**

Signs and sign structures shall comply with The Sign Regulations of Marion County, Indiana, 71-A0-4, as amended.

**10. OFF-STREET PARKING**

Off-street parking facilities shall be provided in accordance with the off-street parking regulations of Section 2.10.

**11. OFF-STREET LOADING**

Off-street loading facilities shall be provided in accordance with the off-street loading regulations of Section 2.10.

**12. ADDITIONAL DEVELOPMENT REQUIREMENTS**

Site and landscape plans, street requirements, recycling containers, temporary use structures or buildings, or screening, landscaping and grounds maintenance, shall be in accordance with Section 2.11.

**B. PERFORMANCE STANDARDS**

**1. SMOKE, PARTICULATE MATTER, NOXIOUS MATERIALS**

The emission of smoke, particulate matter, or noxious or toxic gases shall conform to the standards and regulations of Chapter Four of the Municipal Code of the City of Indianapolis, Indiana. The standards and regulations noted in Chapter Four of the Municipal Code of the City of Indianapolis for the emission of smoke,

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particulate matter, or noxious or toxic gases are hereby incorporated by reference and made a part hereof.

2. **VIBRATION** No use shall cause earth vibrations or concussions beyond the lot lines, endangering the public health safety or welfare, or cause injury to property.
3. **ODOR** No use shall emit across the lot lines odorous matter in such quantities as to endanger the public health, safety or welfare, or cause injury to property.
4. **NOISE** No use shall emit sound beyond the lot lines in such a manner or intensity as to endanger the public health, safety or welfare, or cause injury to property.
5. **GLARE AND HEAT** No use shall produce heat or glare of such intensity beyond the lot lines as to endanger public health, safety or welfare, or cause injury to property.
6. **FIRE AND EXPLOSIVE HAZARDS** The storage, utilization or manufacture of all products or materials shall conform to the standards prescribed by the National Fire Protection Association. The standards prescribed by the National Fire Protection Association for the storage, utilization or manufacture of all products or material are hereby incorporated by reference and made a part hereof. Such storage, utilization or manufacturing shall not produce a hazard or endanger the public health, safety or welfare.
7. **DISCHARGE OF WASTE MATTER** No use shall accumulate or discharge beyond the lot lines any waste matter, whether liquid or solid, in violation of the applicable standards and regulations of the Health and Hospital Corporation of Marion County, Indiana; the Indiana State Board of Health; The Indiana Department of Environmental Management; or in such a manner as to endanger the public health, safety or welfare, or cause injury to property.

Prior to Improvement Location Permit issuance for any industrial use:

- a. plans and specifications for proposed sewage disposal facilities and industrial waste treatment and disposal facilities, shall be submitted to and written approval obtained from:
  - (1) Construction of public facilities - the Indiana Department of Environmental Management and the City of Indianapolis, Division of Permits; or,
  - (2) Private sewage disposal systems - the Indiana State Board of Health and the Health and Hospital Corporation of Marion County, Indiana;
- b. written approval of proposed connection to a public sewer shall be obtained from the City of Indianapolis, Division of Permits; and,
- c. plans and specifications for proposed storm drainage facilities shall be submitted to and written approval obtained from the City of Indianapolis, Division of Permits.

## **SECTION 2.05 I-4-S HEAVY INDUSTRIAL SUBURBAN DISTRICT**

### **STATEMENT OF PURPOSE:**

This district is designed for those heavy industrial uses which are typically characterized by certain factors which would be exceedingly difficult, expensive or impossible to eliminate. These industries are therefore buffered by sufficient area to minimize any detrimental aspects. The development standards and performance standards reflect the recognition of these problems. Wherever practical, this district is removed as far as possible from Protected Districts and buffered by intervening lighter industrial districts.

### **A. I-4-S DEVELOPMENT STANDARDS**

#### **1. USE**

- a. **OUTSIDE OPERATIONS AND STORAGE AREA LIMITATION.** In no case shall the total area of outside operations and storage exceed seventy-five (75) percent of the lot area, provided, however, outside operations and storage shall not be permitted within any required yard or required transitional yard (see Section 2.13, Diagram I).
- (1) the maximum vertical height of equipment and materials stored shall be twenty (20) feet.
  - (2) all said equipment and storage shall, at all times, be effectively screened by the fencing and buffer planting required by Section 2.05, A, 6 and Section 2.11, E.
  - (3) Trash containers. Within one hundred (100) feet, measured in any direction (see Section 2.13, Diagram H), of a Protected District, trash containers exceeding forty-eight (48) cubic feet shall:
    - i. be completely screened on at least three (3) sides within a solid-walled or fenced stall not less than six (6) feet in height. The open side of the stall, if applicable, shall not face any Protected District, nor shall it be viewed from any street frontage; and,
    - ii. be located behind the established front building line; and,
    - iii. not be located within a required yard or required transitional yard unless located within a parking area which is permitted in a required yard.

#### **Exception:**

This provision shall not apply if the trash container is visibly obstructed from a Protected District by an intervening building or structure on the lot, even though the trash container is located within one hundred (100) feet of a Protected District.

- b. **PRIVATE OR COMMERCIAL MOBILE RADIO COMMUNICATIONS, RADIO OR TELEVISION ANTENNAE.** Towers or antennae shall be subject to the following regulations:
- (1) There shall be no height limitation, except conformity with all requirements and limitations of the Airport District Zoning Ordinance of Marion County, Indiana, 94-AO-2, as amended.

(2) Any guy anchorages shall be set back at least thirty (30) feet from any lot line.

- c. **MOTOR TRUCK TERMINALS.** Motor truck terminals shall be subject to the following exception:

The parking of trucks or trailers shall not be defined or construed as outside storage in computing permitted outside storage and operations within this District.

2. **REQUIRED MINIMUM STREET FRONTAGE** Each lot or industrial park shall have at least seventy-five (75) feet of frontage on a street right-of-way and shall gain access from said street frontage.
3. **REQUIRED MINIMUM FRONT YARDS, MINIMUM FRONT SETBACK** The setback requirements of Section 2.11, A, shall be provided along all street right-of-way lines, unless subject to the Established Setback provisions of Section 2.00, A, 3, b or c.
4. **REQUIRED MINIMUM SIDE YARDS, MINIMUM SIDE SETBACKS** A side building setback of not less than thirty (30) feet in depth, measured from and paralleling the lot line, shall be provided, unless subject to the additional transitional yard requirements of Section 2.05, A, 6 or 8.
- Provided, however, if the side lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of Section 2.05, A, 6.
5. **REQUIRED MINIMUM REAR YARD, MINIMUM REAR SETBACK** A rear building setback of not less than thirty (30) feet in depth, measured from and paralleling the lot line, shall be provided, unless subject to the additional transitional yard requirements of Section 2.05, A, 6 or 8.
- Provided, however, if the rear lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of Section 2.05, A, 6.
6. **REQUIRED TRANSITIONAL YARDS, MINIMUM SETBACKS** Minimum front, side and rear transitional yards and setbacks - Yards fronting upon or abutting a Protected District are subject to the requirements of Section 2.05, A, 7 and 8 in addition to the following requirements:
- a. Where a front yard abuts a street on the opposite side of which is a Protected District, a minimum required front transitional yard and setback of not less than two hundred (200) feet, measured from and paralleling the proposed right-of-way line of the street, shall be provided, unless subject to the regulations of Section 2.00, A, 3, b, c, or e. In the case where a proposed right-of-way does not exist or where the existing right-of-way line is greater, the existing right-of-way line shall be used for the setback measurements.
- b. Where a side or rear lot line abuts a lot line in an adjacent Protected District, a required side or rear transitional yard and setback of not less than one hundred fifty (150) feet in depth, measured from and paralleling the lot line, shall be provided along such side or rear lot line.

Exceptions:

- (1) Front, side or rear setback distances for transitional yards may be modified by utilizing the landscape performance standards of Section 2.11, E.
- (2) The transitional yard requirements of Section 2.05, A, 6 shall not apply in those instances where a commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon such adjoining property or abutting frontage property, although zoned as a Protected District.

**7. USE OF REQUIRED YARDS AND REQUIRED TRANSITIONAL YARDS**

All required transitional yards shall be subject to the requirements of Section 2.11, E and shall remain as open space free from structures except where expressly permitted by this ordinance.

a. Required front yards may include:

- (1) Pedestrian walks, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and,
- (2) Off-street parking areas not exceeding ten (10) percent of the total area of the required front yard and subject to the off-street parking regulations of Section 2.10.
- (3) Drives, provided they are not located within thirty (30) feet of a lot line abutting a Protected District.

b. Required side and rear yards may include:

- (1) pedestrian walks, interior access driveways, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and,
- (2) Off-street parking and loading areas, subject to the off-street parking and loading regulations of Section 2.10.
- (3) Driveways and interior access drives.

c. Required front, side or rear transitional yards:

- (1) may include pedestrian walks, driveways, interior access driveways, flag poles, fences, screening walls and similar appurtenant structures; and,
- (2) shall not include parking or loading areas, interior access drives, or outdoor display or storage areas.

**8. MAXIMUM HEIGHT OF BUILDINGS AND STRUCTURES**

Along any required front, side or rear transitional yard, the maximum vertical height shall be:

- a. Thirty-five (35) feet; or,
- b. for each foot in height in excess of thirty-five (35) feet, one (1) additional foot setback shall be provided beyond such required front side or rear transitional

yard setback line for each foot of building or structural height above thirty-five (35) feet (see Section 2.13, Diagram A).

- c. Subsection a. and b. above are subject to the exceptions noted in Section 2.00, A, 5.

Provided, however:

the height of signs and sign structures shall comply with the Sign Regulations of Marion County, Indiana 71-A0-4, as amended.

9. **SIGNS** Signs and sign structures shall comply with The Sign Regulations of Marion County, Indiana, 71-A0-4, as amended.
10. **OFF-STREET PARKING** Off-street parking facilities shall be provided in accordance with the off-street parking regulations of Section 2.10.
11. **OFF-STREET LOADING** Off-street loading facilities shall be provided in accordance with the off-street loading regulations of Section 2.10.
12. **ADDITIONAL DEVELOPMENT REQUIREMENTS** Site and landscape plans, street requirements, recycling containers, temporary use structures or buildings, or screening, landscaping and grounds maintenance, shall be in accordance with Section 2.11.
- B. PERFORMANCE STANDARDS**
1. **SMOKE, PARTICULATE MATTER, NOXIOUS MATERIALS** The emission of smoke, particulate matter, or noxious or toxic gases shall conform to the standards and regulations of Chapter Four of the Municipal Code of the City of Indianapolis, Indiana. The standards and regulations noted in Chapter Four of the Municipal Code of the City of Indianapolis for the emission of smoke, particulate matter, or noxious or toxic gases are hereby incorporated by reference and made a part hereof.
2. **VIBRATION** No use shall cause earth vibrations or concussions beyond the lot lines, endangering the public health, safety or welfare, or causing injury to property.
3. **ODOR** No use shall emit across the lot lines odorous matter in such quantities as to endanger the public health, safety or welfare, or cause injury to property.
4. **NOISE** No use shall emit sound beyond the lot lines in such a manner or intensity as to endanger the public health, safety or welfare, or cause injury to property.
5. **GLARE AND HEAT** No use shall produce heat or glare of such intensity beyond the lot lines as to endanger the public health, safety or welfare, or cause injury to property.
6. **FIRE AND EXPLOSIVE HAZARDS** The storage, utilization or manufacture of all products or materials shall conform to the standards prescribed by the National Fire Protection Association. The standards prescribed by the National Fire Protection Association for the storage, utilization or manufacture of all products or materials are hereby incorporated by reference and made a part hereof. Such storage, utilization or manufacturing shall not produce a hazard or endanger the public health, safety or welfare.

7. **DISCHARGE OF  
WASTE MATTER**

No use shall accumulate or discharge beyond the lot lines any waste matter, whether liquid or solid, in violation of the applicable standards and regulations of the Health and Hospital Corporation of Marion County, Indiana; the Indiana State Board of Health; the Indiana Department of Environmental Management; or in such manner as to endanger the public health, safety or welfare, or cause injury to property.

Prior to Improvement Location Permit issuance for any industrial use:

- a. plans and specifications for proposed sewage disposal facilities and industrial waste treatment and disposal facilities shall be submitted to and written approval obtained from:
  - (1) Construction of public facilities - the Indiana Department of Environmental Management and the City of Indianapolis, Division of Permits; or,
  - (2) Private sewage disposal systems - the Indiana State Board of Health and the Health and Hospital Corporation of Marion County, Indiana;
- b. written approval of proposed connection to a public sewer shall be obtained from the City of Indianapolis, Division of Permits; and,
- c. plans and specifications for proposed storm drainage facilities shall be submitted to and written approval obtained from the City of Indianapolis, Division of Permits.

## SECTION 2.06 I-1-U RESTRICTED INDUSTRIAL URBAN DISTRICT REGULATIONS

### STATEMENT OF PURPOSE:

This district is intended for the same general uses as the I-1-S District. It is planned, however, for use within the existing developed urban area characterized by small lots, outmoded or obsolescent industrial buildings, erratic or partial land development. In addition, certain industrial and residential areas within redevelopment projects or adjacent to new interstate freeways are suitable for the I-1-U classification. In order to stabilize existing establishments and districts, and to give impetus to future growth of older as well as new districts, these regulations are designed to permit improvement of the typical long-standing central city industrial areas without deterring expansion and new construction. In order to retain high character in this district, all operations must be contained within enclosed structures, except storage which must be completely screened.

### A. I-1-U DEVELOPMENT STANDARDS

#### 1. USE

- a. ENCLOSED OPERATIONS. All operations, servicing or processing (except storage and off-street loading) shall be conducted within completely enclosed buildings.
- b. OUTSIDE STORAGE. All storage of materials or products shall be:
  - (1) within completely enclosed buildings, or
  - (2) effectively contained by a chain link, solid, lattice or similar type fence or wall, with ornamental, non-solid, chain link or similar type entrance and exit gates. (Canvas may be attached to gates for effective screening.) The height of said fence or wall shall be at least six (6) feet and shall not exceed ten (10) feet. Said fence or wall shall be surrounded by trees or an evergreen hedge of a height not less than the height of said fence or wall, to be planted following the provisions for landscaping and screening of required transitional yards of Section 2.11, E, 2. The storage of materials or products within the enclosure may not exceed the height of the fence.
- c. OUTSIDE STORAGE AREA LIMITATION.
  - (1) Total area of outside storage shall not exceed twenty-five (25) percent of the total gross floor area of enclosed structures and buildings.
  - (2) Trash containers. Within one hundred (100) feet, measured in any direction (see Section 2.13, Diagram H), of a Protected District, trash containers exceeding forty-eight (48) cubic feet shall:
    - i. be completely screened on at least three (3) sides within a solid-walled or fenced stall not less than six (6) feet in height. The open side of the stall, if applicable, shall not face any Protected District, nor shall it be viewed from any street frontage; and,
    - ii. be located behind the established front building line; and,
    - iii. not be located within a required yard or required transitional yard unless located within a parking area which is permitted in a required yard.



(Section 2.06 I-1-U District)

Exception:

This provision shall not apply if the trash container is visibly obstructed from a Protected District by an intervening building or structure on the lot, even though the trash container is located within one hundred (100) feet of a Protected District.

2. **REQUIRED MINIMUM STREET FRONTAGE** Each lot or industrial park shall have at least thirty-five (35) feet of frontage on a street right-of-way and shall gain access from said street frontage.
3. **REQUIRED MINIMUM FRONT YARDS, MINIMUM FRONT SETBACK** The setback requirements of Section 2.11, A, shall be provided along all street right-of-way lines unless subject to the Established Setback provisions of Section 2.00, A, 3, b or c.
4. **REQUIRED MINIMUM SIDE YARDS, MINIMUM SIDE SETBACKS** A side building setback of not less than ten (10) feet in depth, measured from and paralleling the lot line, shall be provided, unless subject to the additional transitional yard requirements of Section 2.06, A, 6 or 8. Provided, however, if the side lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of Section 2.06, A, 6.
5. **REQUIRED MINIMUM REAR YARD, MINIMUM REAR SETBACK** A rear building setback of not less than ten (10) feet in depth, measured from and paralleling the lot line, shall be provided, unless subject to the additional transitional yard requirements of Section 2.06, A, 6 or 8. Provided, however, if the rear lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of Section 2.06, A, 6.
6. **REQUIRED TRANSITIONAL YARDS, MINIMUM SETBACKS** Minimum front, side and rear transitional yards and setbacks - Yards fronting upon or abutting a Protected District are subject to the requirements of Section 2.06, A, 7 and 8 in addition to the following requirements:
  - a. Where a front yard abuts a street on the opposite side of which is a Protected District, a minimum required front transitional yard and setback of not less than thirty (30) feet, measured from and paralleling the proposed right-of-way line of the street, shall be provided, unless subject to the regulations of Section 2.00, A, 3, b, c, or e.

In the case where a proposed right-of-way does not exist or where the existing right-of-way line is greater, the existing right-of-way line shall be used for the setback measurements.
  - b. Where a side or rear lot line abuts a lot line in an adjacent Protected District, a required side or rear transitional yard and setback of not less than thirty (30) feet in depth, measured from and paralleling the lot line, shall be provided along such side or rear lot line.

Provided, however, additional front, side or rear setback distances for transitional yards, as specified in Section 2.06, A, 8, shall be required to permit building heights exceeding twenty-two (22) feet to a maximum height of forty (40) feet (See Section 2.13, Diagram A).

(Section 2.06 I-1-U District)

Exceptions:

- (1) Front, side or rear setback distances for transitional yards may be modified by utilizing the landscape performance standards of Section 2.11, E.
- (2) The transitional yard requirements of Section 2.06, A, 6 shall not apply in those instances where a commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon such adjoining property or abutting frontage property, although zoned as a Protected District.

**7. USE OF REQUIRED YARDS AND REQUIRED TRANSITIONAL YARDS**

All required transitional yards shall be subject to the requirements of Section 2.11, E and shall remain as open space free from structures except where expressly permitted by this ordinance.

a. Required front yards may include:

- (1) Pedestrian walks, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and,
- (2) Driveways, provided they are not located within twenty (20) feet of a lot line abutting a Protected District.

b. Required side and rear yards may include:

- (1) Pedestrian walks, interior access driveways, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and,
- (2) Off-street parking and loading areas, subject to the off-street parking and loading regulations of Section 2.10.
- (3) Driveways and interior access drives.

c. Required front, side and rear transitional yards:

- (1) may include pedestrian walks, driveways, interior access driveways, flag poles, fences, screening walls and similar appurtenant structures; and,
- (2) shall not include parking or loading areas, interior access drives, or outdoor display or storage areas.

**8. MAXIMUM HEIGHT OF BUILDINGS AND STRUCTURES**

Forty (40) feet subject to the exceptions noted in Section 2.00, A, 5.

Provided, however, along any required front, side or rear transitional yard, the maximum vertical height shall be:

- a. Twenty-two (22) feet; or,

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- b. Forty (40) feet if for each foot of height in excess of twenty-two (22) feet, to an absolute maximum height of forty (40) feet, one (1) additional foot setback shall be provided beyond such adjacent required front, side or rear transitional yard setback line for each foot of building or structural height above twenty-two (22) feet (See Section 2.13, Diagram A).
- c. the height of signs and sign structures shall comply with the Sign Regulations of Marion County, Indiana, 71-A0-4, as amended.

- 9. **SIGNS** Signs and sign structures shall comply with The Sign Regulations of Marion County, Indiana, 71-A0-4, as amended.
- 10. **OFF-STREET PARKING** Off-street parking facilities shall be provided in accordance with the off-street parking regulations of Section 2.10.
- 11. **OFF-STREET LOADING** Off-street loading facilities shall be provided in accordance with the off-street loading regulations of Section 2.10.
- 12. **ADDITIONAL DEVELOPMENT REQUIREMENTS** Site and landscape plans, street requirements, recycling containers, temporary use structures or buildings, or screening, landscaping and grounds maintenance, shall be in accordance with Section 2.11.

**B. PERFORMANCE STANDARDS**

- 1. **NOISE, VIBRATION, ODOR GLARE, HEAT** In no case shall production or operational noise, vibration, odor, glare, or intense heat be permitted to escape beyond the lot lines.
- 2. **SMOKE, PARTICULATE MATTER NOXIOUS MATERIAL** The emission of smoke, particulate matter, or noxious or toxic gases shall conform to the standards and regulations of Chapter Four of the Municipal Code of the City of Indianapolis, Indiana. The standards and regulations noted in Chapter Four of the Municipal Code of the City of Indianapolis for the emission of smoke, particulate matter, or noxious or toxic gases are hereby incorporated by reference and made a part hereof.
- 3. **FIRE AND EXPLOSIVE HAZARDS** The storage, utilization or manufacture of all projects or materials shall conform to the standards prescribed by the National Fire Protection Association. The standards prescribed by the National Fire Protection Association for the storage, utilization or manufacture of all products or material are hereby incorporated by reference and part hereof. Such storage, utilization or manufacturing shall not produce a hazard or endanger the public health, safety or welfare.
- 4. **DISCHARGE OF WASTE MATTER AND STORM DRAINAGE** No use shall accumulate or discharge beyond the lot lines any waste matter, whether liquid or solid, in violation of the applicable standards and regulations of the Health and Hospital Corporation of Marion County, Indiana; the Indiana State Board of Health; the Indiana Department of Environmental Management; or in such a manner as to endanger the public health, safety or welfare; or cause injury to property.

(Section 2.06 I-1-U District)

Prior to Improvement Location Permit issuance for any industrial use:

- a. plans and specifications for proposed sewage disposal facilities and industrial waste treatment and disposal facilities, shall be submitted to and written approval obtained from:
  - (1) Construction of public facilities - the Indiana Department of Environmental Management and the City of Indianapolis, Division of Permits; or,
  - (2) Private sewage disposal systems - the Indiana State Board of Health and the Health and Hospital Corporation of Marion County, Indiana;
- b. written approval of proposed connection to a public sewer shall be obtained from the City of Indianapolis, Division of Permits; and,
- c. plans and specifications for proposed storm drainage facilities shall be submitted to and written approval obtained from City of Indianapolis, Division of Permits.

## SECTION 2.07 I-2-U LIGHT INDUSTRIAL URBAN DISTRICT

### STATEMENT OF PURPOSE:

This district is designed for those industries that typically do not create objectionable characteristics (such as dirt, noise, glare, heat, odor, etc.) which extend beyond the lot lines. Outdoor operations and storage are completely screened if adjacent to Protected Districts, and are limited throughout the district to a percentage of the total operation. Wherever possible, this district is located between a Protected District and a heavier industrial area to serve as a buffer zone. This district has been established for application to the older industrial districts within the central city and specifically provides for the use of shallow industrial lots.

### A. I-2-U DEVELOPMENT STANDARDS

#### 1. USE

- a. **ENCLOSED OPERATIONS.** All operations, servicing or processing located within three hundred (300) feet of a Protected District boundary (except storage and off-street loading) shall be conducted within completely enclosed building.
- b. **OUTSIDE STORAGE.** All storage of materials or products within three hundred (300) feet of a Protected District boundary shall be:
  - (1) within completely enclosed buildings, or
  - (2) effectively contained by a chain link, solid, lattice or similar type fence or wall, with ornamental, non-solid, chain link or similar type entrance and exit gates. (Canvas may be attached to gates for effective screening.) The height of said fence or wall shall be at least six (6) feet and shall not exceed ten (10) feet. Said fence or wall shall be surrounded by trees or an evergreen hedge of a height not less than the height of said fence or wall, to be planted following the provisions for landscaping and screening of required transitional yards of Section 2.11, E, 2. The storage of materials or products within the enclosure may not exceed the height of the fence.
- c. **OUTSIDE OPERATIONS AND STORAGE LIMITATION.**
  - (1) In no case shall the total area of outside operations and storage exceed twenty-five (25) percent of the total gross floor area of enclosed structures and buildings.
  - (2) Trash containers. Within one hundred (100) feet, measured in any direction (see Section 2.13, Diagram H), of a Protected District, trash containers exceeding forty-eight (48) cubic feet shall:
    - i. be completely screened on at least three (3) sides within a solid-walled or fenced stall not less than six (6) feet in height. The open side of the stall, if applicable, shall not face any Protected District, nor shall it be viewed from any street frontage; and,
    - ii. be located behind the established front building line; and,
    - iii. not be located within a required yard or required transitional yard unless located within a parking area which is permitted in a required yard.

(Section 2.07 I-2-U District)

Exception:

This provision shall not apply if the trash container is visibly obstructed from a Protected District by an intervening building or structure on the lot, even though the trash container is located within one hundred (100) feet of a Protected District.

- d. PRIVATE OR COMMERCIAL MOBILE RADIO COMMUNICATIONS, RADIO OR TELEVISION ANTENNAE. Towers or antennae shall be subject to the following regulations:

- (1) There shall be no height limitation, except conformity with all requirements and limitations of the Airport Zoning Ordinance of Marion County, Indiana, 94-A0-2, as amended.
- (2) Any guy anchorages shall be set back at least thirty (30) feet from any lot line.

2. **REQUIRED MINIMUM STREET FRONTAGE** Each lot or industrial park shall have at least thirty-five (35) feet of frontage on a street right-of-way and shall gain access from said street frontage.
3. **REQUIRED MINIMUM FRONT YARDS, MINIMUM FRONT SETBACK** The setback requirements of Section 2.11, A, shall be provided along all street right-of-way lines unless subject to the Established Setback provisions of Section 2.00, A, 3, b or c.
4. **REQUIRED MINIMUM SIDE YARDS, MINIMUM SIDE SETBACKS** A side building setback of not less than ten (10) feet in depth, measured from and paralleling the lot line, shall be provided, unless subject to the additional transitional yard requirements of Section 2.07, A, 6 or 8.  
  
Provided, however, if the side lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of Section 2.07, A, 6.
5. **REQUIRED MINIMUM REAR YARDS, MINIMUM REAR SETBACKS** A rear building setback of not less than ten (10) feet in depth, measured from and paralleling the lot line, shall be provided, unless subject to the additional transitional yard requirements of Section 2.07, A, 6 or 8.  
  
Provided, however, if the rear lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirements for transitional yards of Section 2.07, A, 6.
6. **REQUIRED TRANSITIONAL YARDS, MINIMUM SETBACKS** Minimum front, side and rear transitional yards and setbacks - Yards fronting upon or abutting a Protected District are subject to the requirements of Section 2.07, A, 7 or 8 in addition to the following requirements:
  - a. Where a front yard abuts a street on the opposite side of which is a Protected District, a minimum required front transitional yard and setback of not less than thirty (30) feet in depth, measured from and paralleling the proposed right-of-way line of the street, shall be provided, unless subject to the regulations of Section 2.00, A, 3, b, c, or e. In the case where a proposed

(Section 2.07 I-2-U District)

right-of-way does not exist or where the existing right-of-way line is greater, the existing right-of-way line shall be used for the setback measurement.

- b. Where a side or rear lot line abuts a lot line in an adjacent Protected District, a required side or rear transitional yard and setback of not less than thirty (30) feet in depth, measured from and paralleling the lot line, shall be provided along such side or rear lot line.

Provided, however, additional front, side or rear setback distances for transitional yards, as specified in Section 2.07, A, 8, shall be required to permit building heights exceeding twenty-two (22) feet to a maximum height of fifty (50) feet (See Section 2.13, Diagram A).

Exceptions:

- (1) Front, side or rear setback distances for transitional yards may be modified by utilizing the landscape performance standards of Section 2.11, E.
- (2) The transitional yard requirements of Section 2.07, A, 6 shall not apply in those instances where a commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon such adjoining property or abutting frontage property, although zoned as a Protected District.

**7. USE OF REQUIRED  
YARDS AND RE-  
QUIRED TRANSI-  
TIONAL YARDS**

All required transitional yards shall be subject to the requirements of Section 2.11, E and shall remain as open space free from structures except where expressly permitted by this ordinance.

a. Required front yards may include:

- (1) Pedestrian walks, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and,
- (2) Driveways, provided they are not located within twenty (20) feet of a lot line abutting a Protected District.

b. Required side and rear yards may include:

- (1) Pedestrian walks, interior access driveways, entrance guard boxes, flag poles, fences, screening walls, and similar appurtenant structures; and,
- (2) Off-street parking and loading areas, subject to the off-street parking and loading regulations of Section 2.10.
- (3) Driveways and interior access drives.

c. Required front, side or rear transitional yards:

- (1) may include pedestrian walks, driveways, interior access driveways, flag poles, fences, screening walls and similar appurtenant structures; and,
- (2) shall not include parking or loading areas, interior access drives, or outdoor display or storage areas.

**8. MAXIMUM HEIGHT OF BUILDINGS AND STRUCTURES**

Fifty (50) feet, subject to the exceptions noted in Section 2.00, A, 5.

Provided, however along any required front, side or rear transitional yard, the maximum vertical height shall be:

- a. Twenty-two (22) feet; or,
- b. Fifty (50) feet if for each foot of height in excess of twenty-two (22) feet, to an absolute maximum height of fifty (50) feet, (not to exceed two [2] stories) one (1) additional foot setback shall be provided beyond such adjacent required front, side or rear transitional yard setback line for each foot of building or structural height above twenty-two (22) feet (See Section 2.13, Diagram A).
- c. the height of signs and sign structures shall comply with the Sign Regulations of Marion County, Indiana, 71-A0-4, as amended.

**9. SIGNS**

Signs and sign structures shall comply with The Sign Regulations of Marion County, Indiana, 71-A0-4, as amended.

**10. OFF-STREET PARKING**

Off-street parking facilities shall be provided in accordance with the off-street parking regulations of Section 2.10.

**11. OFF-STREET LOADING**

Off-street loading facilities shall be provided in accordance with the off-street loading regulations of Section 2.10.

**12. ADDITIONAL DEVELOPMENT REQUIREMENTS**

Site and landscape plans, street requirements, recycling containers, temporary use structures or buildings, or screening, landscaping and grounds maintenance, shall be in accordance with Section 2.11.

**B. I-2-U PERFORMANCE STANDARDS**

**1. SMOKE, PARTICULATE MATTER, NOXIOUS MATERIALS**

The emission of smoke, particulate matter, or noxious or toxic gases shall conform to the standards and regulations of Chapter Four of the Municipal Code of the City of Indianapolis, Indiana. The standards and regulations noted in Chapter Four of the Municipal Code of the City of Indianapolis for the emission of smoke, particulate matter, or noxious or toxic gases are incorporated by reference and made part hereof.

**2. VIBRATION**

No use shall cause earth vibrations or concussions beyond the lot lines, endangering the public health, safety or welfare, or causing injury to property.

**3. ODOR**

No use shall emit across the lot lines odorous matter in such quantities as to endanger the public health, safety or welfare, or cause injury to property.



(Section 2.07 I-2-U District)

4. **NOISE**  
No use shall emit sound beyond the lot lines in such a manner or intensity as to endanger the public health, safety, or welfare, or cause injury to property.
5. **GLARE**  
No use shall produce heat or glare of such intensity beyond the lot lines as to endanger the public health, safety, or welfare, or cause injury to property.
6. **FIRE AND  
EXPLOSIVE  
HAZARDS**  
The storage, utilization or manufacture of all products or materials shall conform to the standards prescribed by the National Fire Protection Association. The standards prescribed by the National Fire Protection Association for the storage, utilization or manufacture of all products or materials are hereby incorporated by reference and made a part hereof. Such storage, utilization or manufacturing shall not produce a hazard or endanger the public health, safety or welfare.
7. **DISCHARGE OF  
WASTE MATTER AND  
STORM DRAINAGE**  
No use shall accumulate or discharge beyond the lot lines any waste matter, whether liquid or solid, in violation of the applicable standards and regulations of the Health and Hospital Corporation of Marion County, Indiana; and the Indiana State Board of Health; the Indiana Department of Environmental Management; or in such a manner as to endanger the public health, safety or welfare; or cause injury to property.

Prior to Improvement Location Permit issuance for any industrial use:

- a. plans and specifications for proposed sewage disposal facilities and industrial waste treatment and disposal facilities shall be submitted to and written approval obtained from:
  - (1) Construction of public facilities - the Indiana Department of Environmental Management and the City of Indianapolis, Division of Permits; or,
  - (2) Private sewage disposal systems - the Indiana State Board of Health and the Health and Hospital Corporation of Marion County, Indiana;
- b. written approval of proposed connection to a public sewer shall be obtained from the City of Indianapolis, Division of Permits; and,
- c. plans and specifications for proposed storm drainage facilities shall be submitted to and written approval obtained from the City of Indianapolis, Division of Permits.

## SECTION 2.08 I-3-U MEDIUM INDUSTRIAL URBAN DISTRICT

### STATEMENT OF PURPOSE:

This district is designed as an intermediate central city district for industries which are heavier in character than those permitted in the Light Industrial Urban District but which are not of the heaviest industrial types. Because of the nature of these industries, the district will be located away from Protected Districts and buffered by lighter industrial districts. Where this district abuts Protected Districts, setbacks are large and enclosure of activities and storage is required.

### A. I-3-U DEVELOPMENT STANDARDS

#### 1. USE

- a. **ENCLOSED OPERATIONS.** All operations, servicing, or processing located within three hundred (300) feet of a Protected District boundary (except storage and off-street loading) shall be conducted within completely enclosed buildings.
- b. **OUTSIDE STORAGE.** All storage of materials or products within three hundred (300) feet of a Protected District boundary shall be:
  - (1) within completely enclosed buildings, or
  - (2) effectively contained by a chain link, solid, lattice or similar type fence or wall, with ornamental non-solid, chain link or similar type entrance and exit gates. (Canvas may be attached to gates for effective screening.) The height of said fence or wall shall be at least six (6) feet and shall not exceed ten (10) feet. Said fence or wall shall be surrounded by trees or an evergreen hedge of a height not less than the height of said fence or wall, to be planted following the provisions for landscaping and screening of required transitional yards of Section 2.11, E, 2. The storage of materials or products within the enclosure may not exceed the height of the fence.
- c. **OUTSIDE OPERATIONS AND STORAGE AREA LIMITATION.**
  - (1) In no case shall the total area of outside operations and storage exceed fifty (50) percent of the total gross floor area of enclosed structures and buildings.
  - (2) **Trash containers.** Within one hundred (100) feet, measured in any direction (see Section 2.13, Diagram H), of a Protected District, trash containers exceeding forty-eight (48) cubic feet shall:
    - i. be completely screened on at least three (3) sides within a solid-walled or fenced stall not less than six (6) feet in height. The open side of the stall, if applicable, shall not face any Protected District, nor shall it be viewed from any street frontage; and,
    - ii. be located behind the established front building line; and,
    - iii. not be located within a required yard or required transitional yard unless located within a parking area which is permitted in a required yard.

(Section 2.08 I-3-U District)

Exception:

This provision shall not apply if the trash container is visibly obstructed from a Protected District by an intervening building or structure on the lot, even though the trash container is located within one hundred (100) feet of a Protected District.

- d. PRIVATE OR COMMERCIAL MOBILE RADIO COMMUNICATIONS, RADIO OR TELEVISION ANTENNAE. Towers or antennae shall be subject to the following regulations:

(1) There shall be no height limitation, except conformity with all requirements and limitations of the Airport Zoning Ordinance of Marion County, Indiana, 94-AO-2, as amended.

(2) Any guy anchorages shall be set back at least thirty (30) feet from any lot line.

- e. MOTOR TRUCK TERMINALS. Motor truck terminals shall be subject to the following exception:

The parking of trucks or trailers shall not be defined or construed as outside storage in computing permitted outside storage and operations within this District.

2. **REQUIRED MINIMUM STREET FRONTAGE** Each lot or industrial park shall have at least thirty-five feet of frontage on a street right-of-way and shall gain access from said street frontage.
3. **REQUIRED MINIMUM FRONT YARDS, MINIMUM FRONT SETBACK** The setback requirements of Section 2.11, A, shall be provided along all street right-of-way lines unless subject to the Established Setback provisions of Section 2.00, A, 3, b or c.
4. **REQUIRED MINIMUM SIDE YARDS, MINIMUM SIDE SETBACKS** A side building setback of not less than ten (10) feet in depth, measured from and paralleling the lot line, shall be provided, unless subject to the additional transitional yard requirements of Section 2.08, A, 6 or 8.
- Provided, however, if the side lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of Section 2.08, A, 6.
5. **REQUIRED MINIMUM REAR YARD, MINIMUM REAR SETBACK** A rear building setback of not less than ten (10) feet in depth, measured from and paralleling the lot line, shall be provided, unless subject to the additional transitional yard requirements of Section 2.08, A, 6 or 8.
- Provided, however, if the rear lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of Section 2.08, A, 6.
6. **REQUIRED TRANSITIONAL YARDS, MINIMUM SETBACKS** Minimum front, side and rear transitional yards and setbacks - Yards fronting upon or abutting a Protected District are subject to the requirements of Section 2.08, A, 7 and 8 in addition to the following requirements:

(Section 2.08 I-3-U District)

- a. Where a front yard abuts a street on the opposite side of which is a Protected District, a minimum required front transitional yard and setback of not less than forty (40) feet, measured from and paralleling the proposed right-of-way line of the street, shall be provided, unless subject to the regulations of Section 2.00, A, 3, b, c, or e. In the case where a proposed right-of-way does not exist or where the existing right-of-way line is greater, the existing right-of-way line shall be used for the setback measurements.
- b. Where a side or rear lot line abuts a lot line in an adjacent Protected District, a required side or rear transitional yard and setback not less than forty (40) feet in depth, measured from and paralleling the lot line, shall be provided along such side or rear lot line.

Provided, however, additional front, side or rear setback distances for transitional yards, as specified in Section 2.08, A, 8, shall be required to permit building heights exceeding thirty-five (35) feet (See Section 2.13, Diagram A).

Exceptions:

- (1) Front, side or rear setback distances for transitional yards may be modified by utilizing the landscape performance standards of Section 2.11, E.
- (2) The transitional yard requirements of Section 2.08, A, 6 shall not apply in those instances where commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon such adjoining property or abutting frontage property, although zoned as a Protected District.

**7. USE OF REQUIRED YARDS AND REQUIRED TRANSITIONAL YARDS**

All required transitional yards shall be subject to the requirements of Section 2.11, E and shall remain as open space free from structures except where expressly permitted by this ordinance.

a. Required front yards may include:

- (1) Pedestrian walks, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and,
- (2) Driveways, provided they are not located within twenty (20) feet of a lot line abutting a Protected District.

b. Required side and rear yards may include:

- (1) Pedestrian walks, interior access driveways, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and,

(Section 2.08 I-3-U District)

- (2) Off-street parking and loading areas, subject to the off-street parking and loading regulations of Section 2.10.
- (3) Driveways and interior access drives.
- c. Required front, side or rear transitional yards:
  - (1) may include pedestrian walks, driveways, interior access driveways, flag poles, fences, screening walls and similar appurtenant structures; and,
  - (2) shall not include parking or loading areas, interior access drives, or outdoor display or storage areas.

**8. MAXIMUM HEIGHT OF BUILDINGS AND STRUCTURES**

Along any required front, side or rear transitional yard, the maximum vertical height shall be:

- a. Thirty-five (35) feet; or,
- b. for each foot of height in excess of thirty-five (35) feet, one (1) additional foot setback shall be provided beyond such required front, side or rear transitional yard setback line for each foot of building or structural height above thirty-five (35) feet (See Section 2.13, Diagram A).

Subsections a. and b. above are subject to the exceptions noted in Section 2.00 A, 5.

- c. the height of signs and sign structures shall comply with the Sign Regulations of Marion County, Indiana, 71-A0-4, as amended.

**9. SIGNS**

Signs and sign structures shall comply with The Sign Regulations of Marion County, Indiana, 71-A0-4, as amended.

**10. OFF-STREET PARKING**

Off-street parking facilities shall be provided in accordance with the off-street parking regulations of Section 2.10.

**11. OFF-STREET LOADING**

Off-street loading facilities shall be provided in accordance with the off-street loading regulations of Section 2.10.

**12. ADDITIONAL DEVELOPMENT REQUIREMENTS**

Site and landscape plans, street requirements, recycling containers, temporary use structures or buildings, or screening, landscaping and grounds maintenance, shall be in accordance with Section 2.11.

**B. I-3-U PERFORMANCE STANDARDS**

**1. SMOKE, PARTICULATE MATTER, NOXIOUS MATERIALS**

The emission of smoke, particulate matter, or noxious or toxic gases shall conform to the standards and regulations of Chapter Four of the Municipal Code of the City of Indianapolis, Indiana. The standards and regulations noted in Chapter Four of the Municipal Code of the City of Indianapolis for the emission of smoke, particulate matter, or noxious or toxic gases are hereby incorporated by reference and made a part hereof.

2. **VIBRATION** No use shall cause earth vibrations or concussions beyond the lot lines, endangering the public health, safety or welfare, or causing injury to property.
3. **ODOR** No use shall emit across the lot lines odorous matter in such quantities as to endanger the public health, safety or welfare, or cause injury to property.
4. **NOISE** No use shall emit sound beyond the lot lines in such a manner or intensity as to endanger the public health, safety or welfare, or cause injury to property.
5. **GLARE AND HEAT** No use shall produce heat or glare of such intensity beyond the lot lines as to endanger the public health, safety or welfare, or cause injury to property.
6. **FIRE AND EXPLOSIVE HAZARDS** The storage, utilization or manufacture of all products or materials shall conform to the standards prescribed by the National Fire Protection Association. The standards prescribed by the National Fire Protection Association for the storage, utilization or manufacture of all products or material are hereby incorporated by reference and made a part hereof. Such storage, utilization of manufacturing shall not produce a hazard or endanger the public health, safety or welfare.
7. **DISCHARGE OF WASTE MATTER AND STORM DRAINAGE** No use shall accumulate or discharge beyond the lot lines any waste matter, whether liquid or solid, in violation of the applicable standards and regulations of the Health and Hospital Corporation of Marion County, Indiana; the Indiana State Board of Health; the Indiana Department of Environmental Management; or in such a manner as to endanger the public health, safety or welfare, or cause injury to property.

Prior to Improvement Location Permit issuance for any industrial use:

- a. plans and specifications for proposed sewage disposal facilities and industrial waste treatment and disposal facilities shall be submitted to and written approval obtained from:
  - (1) Construction of public facilities - the Indiana Department of Environmental Management and the City of Indianapolis, Division of Permits; or,
  - (2) Private sewage disposal systems - the Indiana State Board of Health and the Health and Hospital Corporation of Marion County, Indiana;
- b. written approval of proposed connection to a public sewer shall be obtained from the City of Indianapolis, Division of Permits; and,
- c. plans and specifications for proposed storm drainage facilities shall be submitted to and written approval obtained from the City of Indianapolis, Division of Permits.

## SECTION 2.09 I-4-U HEAVY INDUSTRIAL URBAN DISTRICT

### STATEMENT OF PURPOSE:

This district is designed for those heavy industrial uses within the central city which are typically characterized by certain factors which would be exceedingly difficult, expensive or impossible to eliminate, and should be buffered by sufficient area to minimize any detrimental aspects. The development standards and performance standards reflect the recognition of these problems. Wherever practical, this district is removed as far as possible from Protected Districts and buffered by intervening lighter industrial districts.

### A. I-4-U DEVELOPMENT STANDARDS

1. USE
  - a. OUTSIDE OPERATIONS AND STORAGE AREA LIMITATION. In no case shall the total area of outside operations and storage exceed seventy-five (75) percent of the lot area, provided, however, outside operations and storage shall not be permitted within any required yard or required transitional yard (see Section 2.13, Diagram I).
    - (1) The maximum vertical height of equipment and materials stored shall be twenty (20) feet.
    - (2) all said equipment and storage shall, at all times, be effectively screened by the fencing and buffer planting required by Section 2.09, A, 6 and Section 2.13, E.
    - (3) Trash containers. Within one hundred (100) feet, measured in any direction (see Section 2.13, Diagram H), of a Protected District, trash containers exceeding forty-eight (48) cubic feet shall:
      - i. be completely screened on at least three (3) sides within a solid-walled or fenced stall not less than six (6) feet in height. The open side of the stall, if applicable, shall not face any Protected District, nor shall it be viewed from any street frontage; and,
      - ii. be located behind the established front building line; and,
      - iii. not be located within a required yard or required transitional yard unless located within a parking area which is permitted in a required yard.

Exception:

This provision shall not apply if the trash container is visibly obstructed from a Protected District by an intervening building or structure on the lot, even though the trash container is located within one hundred (100) feet of a Protected District.
  - b. PRIVATE OR COMMERCIAL MOBILE RADIO COMMUNICATIONS, RADIO OR TELEVISION ANTENNAE. Towers or antennae shall be subject to the following regulations:

(Section 2.09 I-4-U District)

- (1) There shall be no height limitation, except conformity with all requirements and limitations of the Airport Zoning Ordinance of Marion County, Indiana, 94-A0-2, as amended.
- (2) Any guy anchorages shall be set back at least thirty (30) feet from any lot line.

- c. MOTOR TRUCK TERMINALS. Motor truck terminals shall be subject to the following exception:

The parking of trucks or trailers shall not be defined or constructed as outside storage in computing permitted outside storage and operations within this District.

2. **REQUIRED MINIMUM STREET FRONTAGE** Each lot or industrial park shall have at least thirty-five (35) feet of frontage on a street right-of-way and shall gain access from said street frontage.
3. **REQUIRED MINIMUM FRONT YARDS, MINIMUM FRONT SETBACK** The setback requirements of Section 2.11, A, shall be provided along all street right-of-way lines unless subject to the Established Setback provisions of Section 2.00, A, 3, b or c.
4. **REQUIRED MINIMUM SIDE YARDS, MINIMUM SIDE SETBACKS** A side building setback of not less than twenty (20) feet in depth, measured from and paralleling the lot line, shall be provided, unless subject to the additional transitional yards requirements of Section 2.09, A, 6 or 8.  
  
Provided, however, if the side lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of Section 2.09, A, 6.
5. **REQUIRED MINIMUM REAR YARDS, MINIMUM REAR SETBACKS** A rear building setback of not less than twenty (20) feet in depth, measured from and paralleling the lot line, shall be provided, unless subject to the additional transitional yard requirements of Section 2.09, A, 6 or 8.  
  
Provided, however, if the rear lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of Section 2.09, A, 6.
6. **REQUIRED TRANSITIONAL YARDS, MINIMUM SETBACKS** Minimum front, side and rear transitional yards and setbacks - Yards fronting upon or abutting a Protected District are subject to the requirements of Section 2.09, A, 7 and 8 in addition to the following requirements:
  - a. Where a front yard abuts a street on the opposite side of which is a Protected District, a minimum required front transitional yard and setback of not less than fifty (50) feet, measured from and paralleling the proposed right-of-way line of the street, shall be provided, unless subject to the regulations of Section 2.00, A, 3, b, c, or e. In the case where a proposed right-of-way does not exist or where the existing right-of-way line is greater, the existing right-of-way line shall be used for the setback measurements.



(Section 2.09 I-4-U District)

- b. Where a side or rear lot line abuts a lot line in an adjacent Protected District, a required side or rear transitional yard and setback of not less than fifty (50) feet in depth, measured from and paralleling the lot line, shall be provided along such side or rear lot line.

Exceptions:

- (1) Front, side or rear setback distances for transitional yards may be modified by utilizing the landscape performance standards of Section 2.11, E.
- (2) The transitional yard requirements of Section 2.09, A, 6 shall not apply in those instances where a commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon such adjoining property or abutting frontage property, although zoned as a Protected District.

**7. USE OF REQUIRED YARDS AND REQUIRED TRANSITIONAL YARDS**

All required transitional yards shall be subject to the requirements of Section 2.11, E and shall remain as open space free from structures except where expressly permitted by this Ordinance.

a. Required front yards may include:

- (1) Pedestrian walks, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and,
- (2) Driveways, provided they are not located within twenty (20) feet of a lot line abutting a Protected District.

b. Required side and rear yards may include:

- (1) Pedestrian walks, interior access driveways, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and,
- (2) Off-street parking and loading areas, subject to the off-street parking and loading regulations of Section 2.10.
- (3) Driveways and interior access drives.

c. Required front, side or rear transitional yards:

- (1) may include pedestrian walks, driveways, interior access driveways, flag poles, fences, screening walls and similar appurtenant structures; and,

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- (2) shall not include parking or loading areas, interior access drives, or outdoor display or storage areas.

8. **MINIMUM HEIGHT OF BUILDINGS AND STRUCTURES**

Along any required front, side or rear transitional yard, the maximum vertical height shall be:

- a. Thirty-five (35) feet; or,
- b. for each foot of height in excess of thirty-five (35) feet, one (1) additional foot setback shall be provided beyond such required front side or rear transitional yard setback line for each foot of building or structural height above thirty-five (35) feet (See Section 2.13, Diagram A).

Subsections a. and b. above are subject to the exceptions noted in Section 2.00, A, 5.

Provided, however:

the height of signs and sign structures shall comply with the Sign Regulations of Marion County, Indiana, 71-AO-4, as amended.

9. **SIGNS**

Signs and sign structures shall comply with The Sign Regulations of Marion County, Indiana, 71-AO-4, as amended.

10. **OFF-STREET PARKING**

Off-street parking facilities shall be provided in accordance with the off-street parking regulations of Section 2.10.

11. **OFF-STREET LOADING**

Off-street loading facilities shall be provided in accordance with the off-street loading regulations of Section 2.10.

12. **ADDITIONAL DEVELOPMENT REQUIREMENTS**

Site and landscape plans, street requirements, recycling containers, temporary use structures or buildings, or screening, landscaping and grounds maintenance, shall be in accordance with Section 2.11.

B. **PERFORMANCE STANDARDS**

1. **SMOKE, PARTICULATE MATTER, NOXIOUS MATERIALS**

The emission of smoke, particulate matter, or noxious or toxic gases shall conform to the standards and regulations of the Chapter Four of the Municipal Code of the City of Indianapolis, Indiana. The standards and regulations noted in Chapter Four of the Municipal Code of the City of Indianapolis for the emission of smoke, particulate matter, or noxious or toxic gases are hereby incorporated by reference and made a part hereof.

2. **VIBRATION**

No use shall cause earth vibrations or concussions beyond the lot lines, endangering the public health, safety or welfare, or causing injury to property.

3. **ODOR**

No use shall emit across the lot lines odorous matter in such quantities as to endanger the public health, safety or welfare, or cause injury to property.

4. **NOISE**

No use shall emit sound beyond the lot lines in such a manner or intensity as to endanger the public health, safety or welfare, or cause injury to property.

(Section 2.09 I-4-U District)

5. **GLARE AND HEAT** No use shall produce heat or glare of such intensity beyond the lot lines as to endanger the public health, safety or welfare, or cause injury to property.
6. **FIRE AND EXPLOSIVE HAZARDS** The storage, utilization or manufacture of all products or materials shall conform to the standards prescribed by the National Fire Protection Association. The standards prescribed by the National Fire Protection Association for the storage, utilization or manufacture of all products or material are hereby incorporated by reference and made a part hereof. Such storage, utilization or manufacturing shall not produce a hazard or endanger the public health, safety or welfare.
7. **DISCHARGE OF WASTE MATTER AND STORM DRAINAGE** No use shall accumulate or discharge beyond the lot lines any waste matter, whether liquid or solid, in violation of the applicable standards and regulations of the Health and Hospital Corporation of Marion County, Indiana; the Indiana State Board of Health; the Indiana Department of Environmental Management; or in such a manner as to endanger the public health, safety or welfare; or cause injury to property.
- Prior to Improvement Location Permit issuance for any industrial use:
- (a) plans and specifications for proposed sewage disposal facilities and industrial waste treatment and disposal facilities shall be submitted to and written approval obtained from:
    - (1) Construction of public facilities - the Indiana Department of Environmental Management and the City of Indianapolis, Division of Permits; or,
    - (2) Private sewage disposal systems - the Indiana State Board of Health and the Health and Hospital Corporation of Marion County, Indiana;
  - (b) written approval of proposed connection to a public sewer shall be obtained from the City of Indianapolis, Division of Permits; and,
  - (c) plans and specifications for proposed storm drainage facilities shall be submitted to and written approval obtained from the City of Indianapolis, Division of Permits.